

\$1,595,000 - 107 Snowberry View, Rural Rocky View County

MLS® #A2097874

\$1,595,000

3 Bedroom, 4.00 Bathroom, 2,228 sqft
Residential on 0.31 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Nestled within the highly sought-after Elbow Valley Estates, Snowberry stands as one of the most coveted streets in this picturesque community. This exquisite executive bungalow is a testament to the harmonious blend of meticulous craftsmanship and contemporary upgrades, offering a truly exceptional living experience. Upon entering this meticulously maintained home, you'll be greeted by soaring ceilings and an abundance of natural light cascading through expansive windows, framing breathtaking views of the lush surroundings. The open floor plan effortlessly unites the formal dining area with the spacious living room, creating a versatile space perfect for both grand gatherings and everyday living. The main floor unveils a spacious primary suite, a haven of relaxation complete with a spa-like ensuite bathroom. The kitchen, a chef's delight, features stainless steel appliances, with most updated in 2018, and an intelligently designed layout that streamlines meal preparation. An expansive walk-in pantry ensures even the most enthusiastic chefs stay organised and efficient. Hunter Douglas blinds grace the large windows throughout the home, striking the perfect balance between style and functionality. Step outside to a meticulously landscaped yard, reminiscent of an English garden, where springtime surprises await. Here, you'll discover a comprehensive



irrigation system spanning 12 zones and a charming fire pit, ideal for outdoor gatherings and tranquil moments. An awning with remote control guarantees shade and comfort on sunny days. Additional highlights encompass in-floor heating in the garage and basement, 2020-installed air conditioning, and a 2013 water recirculation tank replacement, ensuring year-round comfort and convenience. In the lower level walk-out basement, a versatile recreation room awaits, perfect for leisure and entertainment. 2 additional spacious bedrooms and 2 bathrooms perfect for the growing family or those out of own guests. But the real surprise lies in the form of a massive sewing room/craft room, a space that could easily be converted to a flexible area for a gym or any other purpose you desire. This bonus room offers boundless possibilities for creative pursuits and personal wellness. The year 2019 ushered in a host of notable upgrades, including Solar-ban 60 triple IGU windows for improved energy efficiency and aesthetic appeal. The exterior of the home received a fresh coat of paint in 2018, lending it a timeless and renewed charm. Situated on a prime lot, this impeccable estate bungalow backs onto a serene, lush green treed area with a walking path at the rear. If you're in search of a residence that embodies luxury, comfort, and timeless elegance, this property is an absolute must-see. Don't miss the opportunity to make this prestigious address your own. Contact us today to arrange a private viewing and experience the unparalleled beauty and luxury of Snowberry View in Elbow Valley Estates. Your dream home awaits.

Built in 2002

Essential Information

MLS® #

A2097874

Price	\$1,595,000
Sold Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.31
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	107 Snowberry View
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3C5

Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Gazebo, Golf Course, Other, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Snow Removal, Visitor Parking
Parking Spaces	6
Parking	Heated Garage, Oversized, See Remarks, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Master Downstairs, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garburator, Humidifier, Microwave, Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Entrance, Gas, Great Room, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Other, Private Yard
Lot Description	Close to Clubhouse, Cul-De-Sac, Environmental Reserve, Lawn, Landscaped, Level, Many Trees, Underground Sprinklers, Yard Lights, Private, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 1st, 2024
Date Sold	February 25th, 2024
Days on Market	54
Zoning	R1
HOA Fees	0.00
HOA Fees Freq.	MON

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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