

268 Snowberry Circle  
Rural Rocky View County, Alberta

MLS # A2141920

**\$3,988,000**

<b>Division:</b>	Elbow Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,826 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Driveway, Heated Garage, Quad or More Detached, Triple Garage Attached		
<b>Lot Size:</b>	0.85 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	1-24-3-W5
<b>Exterior:</b>	Cedar, Cement Fiber Board, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Carriage Suite Appliances - Dishwasher, Refrigerator, Washer/Dryer, Lower Level - Bar fridge, Dishwasher, Microwave, Pantry - Beverage Fridge, Gym Equipment, Fully Furnished with some exceptions - please see list in supplements/contact agent.		

Welcome to 268 Snowberry Circle, an exquisite sanctuary in the prestigious Elbow Valley, Calgary. This architectural masterpiece, one of Calgary's most iconic luxury homes, has been meticulously renovated to blend contemporary opulence with exceptional design. Nestled on one of the community's most private and stunning double lots, this estate backs onto an endless expanse of ravine and forest, offering unparalleled privacy and breathtaking views. Designed by the esteemed McDowell & Associates and built by Granville Homes, this residence offers over 8,400 square feet of living space. It boasts five bedrooms, eight bathrooms, detached guest house and an oversized triple garage. This bespoke home showcases a perfect harmony of high-end finishes, exceptional craftsmanship, and state-of-the-art appliances. The gourmet chef's kitchen, a marvel of design, is equipped with imported European fixtures and is ideal for both cooking enthusiasts and entertainers. Luxurious touches abound, including a lavish steam sauna, a home theatre, and a multitude of imported European fixtures. The expansive living room features impressive post-and-beam ceiling details, a stone fireplace, and double French doors leading to a grand balcony with awe-inspiring views. The lower walkout level includes a spacious recreation area, a state-of-the-art theatre room, a fully renovated kitchen and bar area, and a luxurious bedroom with an ensuite. French doors provide direct access to the lower patio and backyard, perfect for guests or family members. A detached guest house adds to the allure, featuring exquisite finishing touches, a fully equipped gym, and a car lift for your prized vehicles. The property, set on a secluded .85-acre corner parcel, extends into Elbow Valley park, offering unparalleled wildlife and nature views. The outdoor spaces are equally

enchanting, with a patio featuring a wood-burning fireplace adjacent to the bright kitchen nook and dining area, and a fire pit nestled in a serene corner of the property for starlit evenings. This property is a rare offering, combining unparalleled beauty with thoughtful design and inspiration. Experience luxury living at its finest at 268 Snowberry Circle.