

\$1,948,000 - 323 Snowberry Place, Rural Rocky View County

MLS® #A2268319

\$1,948,000

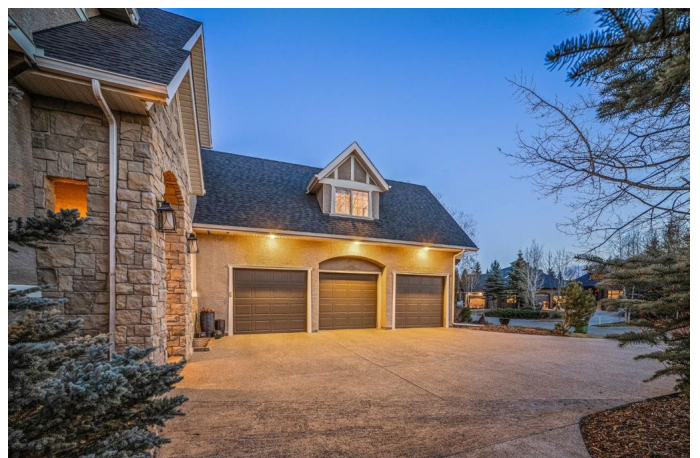
5 Bedroom, 5.00 Bathroom, 4,050 sqft
Residential on 0.27 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Welcome to 323 Snowberry Place in prestigious Elbow Valley – a beautifully crafted custom estate offering over 5,620 sq. ft. of thoughtfully designed living space. With 5 spacious bedrooms, 4.5 bathrooms, and exquisite millwork, this home blends quality construction with functional family living.

The main floor features 10"™ ceilings with crown molding, quarter-sawn solid oak hardwood, and 8"™ custom wood doors with upgraded hardware. A striking custom fir front door opens to a warm and inviting floor plan complete with a large office, separate dining room, and a living area showcasing a custom black walnut entertainment unit. The gourmet kitchen includes maple cabinetry, limestone counters and backsplash, stainless steel appliances, and a walk-in pantry with an additional fridge. A cozy gas fireplace warms the breakfast nook, while the covered patio offers a wood-burning fireplace with natural gas starter – perfect for year-round enjoyment. A spacious mudroom off the garage provides excellent storage.

The upper level continues with solid oak hardwood flooring and offers 4 bedrooms, all with walk-in closets. Three of the bedrooms feature full ensuites. A large bonus room includes a natural gas fireplace and built-in



entertainment centre, along with an additional flex area ideal for an art studio, gym, or play space. The laundry room is conveniently located on this level.

The lower level features 9’™ ceilings, heated floors, a custom bar with wine room, exercise room, 5th bedroom, and a large bathroom”creating a comfortable and functional extension of the home.

Completing the property is an oversized triple garage with built-in cabinetry, sink, gas line for heater, and electrical outlet for an EV charger.

This exceptional residence offers luxury, comfort, and space in one of Calgary’s™ most sought-after communities. A truly remarkable place to call home.

Built in 2005

Essential Information

MLS® #	A2268319
Price	\$1,948,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,050
Acres	0.27
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	323 Snowberry Place
Subdivision	Elbow Valley

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3E4

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	6
Parking	Driveway, Enclosed, Garage Door Opener, Triple Garage Attached, Additional Parking, Aggregate, In Garage Electric Vehicle Charging Station(s)
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound, Bookcases, Crown Molding, French Door, Natural Woodwork, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, See Remarks
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Misting System
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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