



**160 Snowberry Common SE
Calgary, Alberta**

MLS # A2322431



\$689,463

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|------------------|---------------------------------------|---------------|------------------|
| Division: | Ricardo Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,877 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: n/a

Stunning home with front veranda, side entrance, basement rough-in, 9' basement walls, main floor bedroom and full bath. Enjoy LVP throughout the main floor, triple pane windows, quartz countertops with undermount sinks, electric fireplace, paint-grade railing with iron spindles, and vaulted bonus room. Executive kitchen features built-in stainless steel appliances, gas cooktop, fridge with water/ice, pots & pans drawers, Silgranit sink, plus spice kitchen with gas range and pantry shelving. Ensuite offers tiled flooring, 4-piece layout with tiled fiberglass shower, and vanity bank of drawers. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.