



**145 Snowberry Common SE
Calgary, Alberta**

MLS # A2324737



\$789,192

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,334 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 145 Snowberry Common by Sterling Homes Calgary! This beautifully designed 2025 home offering upscale finishes & flexibility. The executive kitchen features built-in stainless steel appliances, a cabinet-style chimney hoodfan, gas cooktop & stylish pendant lighting, creating the perfect space for everyday living & entertaining. The main floor includes a bedroom & full bathroom, ideal for guests or office, along with a modern electric fireplace with sleek drywall ledge. Upstairs, enjoy a vaulted bonus room, convenient upper floor laundry & a spacious 5-piece ensuite complete with a soaker tub, bank of drawers, fiberglass base shower with tiled walls & a glass barn door. Additional highlights include tile flooring in the ensuite, quartz countertops with undermount sinks, LVP flooring throughout the main floor, paint grade railing with iron spindles, triple pane windows, additional windows throughout for abundant natural light, side entrance & a rear deck with BBQ gas line rough-in. 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. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are a representative.