



**148 Snowberry Common SE
Calgary, Alberta**

MLS # A2324746



\$617,001

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, 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, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

The kitchen is equipped with stainless steel appliances, a chimney hood fan, built-in microwave & a spacious walk-in pantry, offering both style & functionality. Upstairs, enjoy a bright vaulted loft that provides the perfect space for a home office, media room or additional family living area. The primary bedroom features a well-appointed 3-piece ensuite with a fiberglass base shower with tiled walls, tile flooring & a bank of drawers in the vanity. Additional highlights include LVP flooring throughout the main floor, quartz countertops with undermount sinks, paint grade railing with iron spindles, triple pane windows, additional windows throughout for abundant natural light, a welcoming front veranda, side entrance & a rear deck with BBQ gas line rough-in—perfect for outdoor entertaining & future potential. 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.