



GRASSROOTS
REALTY GROUP

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144 Snowberry Common SE
Calgary, Alberta

MLS # A2350690



\$689,875

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4
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, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 144 Snowberry Common, featuring a 2-bedroom legal suite and proudly built by Sterling Homes Calgary! Beautiful home with standout curb appeal, featuring James Hardie siding on the front, black framed triple pane windows, added windows, and a 2-bedroom legal suite with side entrance for extra flexibility. Main floor bedroom and full bath are perfect for guests, family, or a quiet office. Enjoy LVP throughout the main, quartz countertops with undermount sinks, paint-grade railing with iron spindles, and a vaulted loft ideal for movie nights or play. Executive kitchen offers built-in stainless steel appliances, chimney hood fan, gas cooktop, pendant lighting, and walk-in pantry. Rear deck includes BBQ gas line rough-in. Ensuite features tiled floors, vanity drawers, and tiled fiberglass shower; main and basement baths also include tiled fiberglass showers. 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. This home is 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.