587-899-3773
justin@realtyaces.ca

13 Snowberry Common SE
Calgary, Alberta

MLS # A2350526

$749,900

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: Builders Appliance Package

Brand New Home | Built by Genesis Builders Group Inc. | Ready November 2026 | 4 Bedrooms | 2.5 Bathrooms | 2,294 SqFt | Single Family Home | Extended Great Room | 50” Electric Fireplace | Open Concept Floor Plan | Main Floor Flex Room | Gas Range | Spindle Railing | Spacious Primary Retreat | Deep Walk-in Closet | Ensuite with Double Vanity, Soaking Tub & Walk-in Shower | Side Entry | 9’ Basement Foundation | Gas Line to BBQ | November 2026 Possession. Welcome to this thoughtfully designed single-family home by Genesis Builders Group Inc., offering 2,294 SqFt of well-planned living space with room for the whole family. The inviting main floor features an open-concept layout designed to bring everyone together, with an extended great room providing additional space to relax, unwind & entertain. A 50” electric fireplace creates a warm focal point, while the seamless flow between the living, dining & kitchen areas makes everyday living effortless. The kitchen features a gas range, making meal preparation a pleasure, while the dedicated gas line to the range adds convenience. The versatile main floor flex room offers exceptional flexibility to suit your lifestyle, whether you envision a formal dining room for hosting family gatherings, a quiet home office, a cozy den or a dedicated space for reading & relaxing. Spindle railing adds a stylish finishing touch to the home. Upstairs, four bedrooms provide comfortable accommodations for family & guests. The spacious primary retreat offers a deep walk-in closet with plenty of room to organize your wardrobe, along with a beautifully appointed ensuite featuring double vanity sinks, a relaxing soaking tub & a separate walk-in shower. The additional bedrooms offer excellent flexibility for children, guests or additional workspace, while the home's 2.5 bathrooms provide functionality for busy

households. The separate side entry & 9’ basement foundation offer excellent potential for future basement development, allowing you to customize the space to suit your needs. Outside, a dedicated gas line for the BBQ makes outdoor cooking & entertaining easy. With its spacious layout, versatile living spaces & thoughtful design, this home offers an excellent opportunity to own a brand-new property built by Genesis Builders Group Inc. Anticipated possession November 2026. Hurry & book your showing today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX Crown. Information is believed to be reliable but not guaranteed.