



**GRASSROOTS**  
REALTY GROUP

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**84 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2284572**



**\$569,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	Builder's Appliance Package		

**\*\* Brand New Home built by Genesis Builders - Ready for Summer 2026 \*\*** The Amber | Stunning Open Floor Plan | Open to Below Ceilings | Top of the Line Finishes | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island | Barstool Seating | Pantry | 50" Electric Fireplace | Wide Plank LVP Flooring | Recessed Lighting | Expansive Living Space | Main Level Flex Room | Upper Level Bonus Room | Upper Level Laundry | 3 Sizeable Bedrooms | 2.5 Bathrooms | Plus Carpet Flooring in the Bedrooms | Unfinished Basement | 9Ft Basement Ceilings | Great Backyard | Alley Access | Steps Away from the Future Park. Welcome to your brand new 2-storey family home boasting 1,595 SqFt throughout the main and upper levels. Step inside to a foyer with open to below ceiling and views into the open floor plan main level. This home was designed with style and comfort at the forefront; wide plank LVP flooring, large windows, recessed lighting, high ceilings and more! The front flex room is ready for anyone with a work-from-home lifestyle or can easily be used as a day seating entertainment room. The great room is both spacious and comfortable plus has a stylish flare of a 50" electric fireplace. Next are the kitchen and dining room. The kitchen is outfitted with a sparkling quartz countertop, stainless steel appliances, ample cabinet space and a centre island with barstool seating. The dedicated dining room is ready for you to enjoy all your family meals. At the rear of the home is a mud room with closet storage and a door to your back yard. The main level is complete with a 2pc bath. Upstairs you'll find 3 sizeable bedrooms all with plush carpet flooring. The primary bedroom has its very own 3pc ensuite bath and a walk-in closet. Bedrooms 2 & 3 share the 4pc bath with a tub/shower combo. The upper level hall laundry is every home owner's

dream as its located steps away from all bedrooms! Downstairs, the unfinished basement is a blank canvas ready for your own personal design! The basement of this home includes rough-ins ready for a legal secondary suite subject to approval and permitting by the city/municipality with a separate entrance, & 9Ft ceilings. Outside is a great backyard to enjoy in the warm summer months. This home has rear lane access if you choose to build a detached double garage. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book a showing at this gorgeous brand new Genesis home today! Photos are representative of 60 Buffaloberry Manor SE - same floor plan built by Genesis Builders Group. Finishes may differ.