



**GRASSROOTS**

REALTY GROUP

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**568 Buffaloberry Manor SE  
Calgary, Alberta**

**MLS # A2299730**



**\$763,736**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Copeland by Sterling Homes Calgary! Built by a trusted builder with over 70 years of experience, this home showcases designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included. This thoughtfully designed home offers an executive kitchen complete with built-in stainless steel appliances, gas cooktop, fridge with water and ice dispenser, waterfall island, pendant lighting, pots and pans drawers, and a walk-in pantry. The main floor includes a bedroom and full bathroom along with a cozy electric fireplace. Upstairs, enjoy a bright vaulted loft and a well-appointed ensuite featuring a fiberglass base shower with tiled walls, tile flooring, and a bank of drawers. The 1-BEDROOM LEGAL SUITE with separate entrance provides excellent added space. Additional highlights include LVP flooring throughout the main floor, basement stairwell and common areas, quartz countertops with undermount sinks, paint grade railing with iron spindles, triple pane windows, and a rear deck with BBQ gas line rough-in&mdash;perfect for comfortable living and entertaining. 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&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.

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