



**532 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2315057**



**\$824,947**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<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>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The executive kitchen features built-in stainless steel appliances, chimney hoodfan, gas cooktop, and elegant pendant lighting, creating a stylish and functional space for entertaining. The main floor includes a bedroom and full bathroom—ideal for guests—along with a modern electric fireplace with sleek drywall ledge. Upstairs, enjoy a vaulted bonus room, convenient upper floor laundry, and a luxurious 5-piece ensuite complete with a soaker tub, fully tiled shower with bench and barn door, and a bank of drawers in the vanity. Tile flooring extends throughout all bathrooms, while the main floor bath also features a fiberglass base shower with tiled walls. Additional highlights include LVP flooring throughout the main floor and laundry, quartz countertops with undermount sinks, paint grade railing with iron spindles, triple pane windows, extra windows for abundant natural light, side entrance, and a rear deck with BBQ gas line rough-in. 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. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are a representative.