



GRASSROOTS
REALTY GROUP

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568 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2316169



\$689,357

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: N/A

The Copeland by Sterling Homes is one of those properties that genuinely impresses from the moment you walk in. Sterling has been building homes in Calgary for over 70 years, and that experience shows in the details. The interior selections feel curated rather than cookie-cutter, and the layout works great. The kitchen is the heart of this home, and it delivers. Gas cooktop, built-in stainless steel appliances, a stunning kitchen, pendant lighting, pot and pan drawers, and a walk-in pantry - everything a home chef could want. A main floor bedroom and full bathroom make the layout incredibly practical, and the electric fireplace adds just the right amount of warmth and character to the living space. Head upstairs and you'll find a bright vaulted loft that works beautifully as a home office, play area, or reading nook - whatever fits your lifestyle. The ensuite is clean and well-finished with a tiled shower, tile flooring, and plenty of drawer storage. The 1-bedroom legal suite with its own separate entrance is a major bonus, whether you're thinking rental income or a private space for family. Quartz countertops, LVP flooring, iron spindle railings, triple pane windows, and a rear deck with a BBQ gas line rough-in round out a home that's been thought through top to bottom. Built Green certified with an EV charger rough-in, solar-ready chase, and high-efficiency furnace. This home certainly will not last long!