



**GRASSROOTS**  
REALTY GROUP

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**471 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2340077**



**\$619,715**

|                  |                      |               |                  |
|------------------|----------------------|---------------|------------------|
| <b>Division:</b> | Ricardo Ranch        |               |                  |
| <b>Type:</b>     | Residential/House    |               |                  |
| <b>Style:</b>    | 2 Storey             |               |                  |
| <b>Size:</b>     | 1,657 sq.ft.         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                    | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad          |               |                  |
| <b>Lot Size:</b> | 0.06 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>   | 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, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcoming home designed for family comfort and future flexibility, with a front veranda, side entrance, 2-bedroom basement rough-in, and 9' basement walls. The main floor den is perfect for work, homework, or a quiet play space, while the loft features a vaulted ceiling and offers a cozy spot for movie nights or relaxing. Enjoy LVP throughout the main floor, quartz countertops with undermount sinks, added triple pane windows, and paint-grade railing with iron spindles. The executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, waterfall island, and walk-in pantry. Step onto the rear deck with BBQ gas line for easy entertaining. Ensuite includes tiled flooring, fiberglass shower with tiled walls, glass barn door, and smart drawer storage. 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. This home is 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.