



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

192 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2340236



\$888,800

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Builder Appliance Package		

Brand New Home | Built by Genesis Builders Group | Mateo Model | 2,404 SqFt | 4 Bedrooms | 3 Bathrooms | Main Level Bedroom | Main Level 3pc Bath with Walk-in Shower | Chef's Kitchen | Centre Island with Barstool Seating | Spice Kitchen | Walkthrough Pantry to Mud Room | Quartz Countertops | Stainless Steel Builders Appliance Package | Open Floor Plan | Recessed LED Lighting | Large Windows | Electric Fireplace | Plush Carpet Flooring Upstairs | Family Room with Tray Ceilings | Deep Walk-In Closets | Primary Ensuite with Soaking Tub & Double Vanity | Upper Level Laundry | Separate Entry to Basement | Unfinished Basement | 9Ft Foundation | Front Double Attached Garage. Welcome to the Mateo by Genesis Builders Group, a beautifully designed 2-storey home offering 2,404 SqFt of thoughtfully planned living space with modern finishes & exceptional functionality for today's families. The main level features an open floor plan filled with natural light from large windows, recessed LED lighting & a spacious living room centred around a stylish electric fireplace. The chef's kitchen is beautifully appointed with quartz countertops, a centre island with barstool seating, stainless steel builders appliance package & ample cabinetry, while the spice kitchen provides additional prep & cooking space. A walkthrough pantry connects the kitchen directly to the mud room, creating an efficient transition from the garage for everyday convenience. The dining area seamlessly connects to the main living spaces, creating a welcoming atmosphere for gatherings. A main level bedroom offers flexibility for guests, family members or a home office, while the 3pc bathroom with walk-in shower adds convenience. Upstairs, plush carpet flooring adds warmth throughout the bedroom level where you'll find 3 spacious bedrooms including a stunning primary retreat complete with

deep walk-in closets & a luxurious ensuite featuring a soaking tub, double vanity & separate shower. The additional bedrooms are generously sized & serviced by a full bathroom, while the central family room with tray ceilings creates the perfect secondary living space for relaxing or entertaining. An upper-level laundry room adds everyday convenience. The unfinished basement features a separate entry & 9ft foundation, providing incredible potential for future development tailored to your needs. Completing the home is a front double attached garage offering secure parking & additional storage. An exceptional opportunity to own a brand-new Genesis Builders Group home showcasing quality craftsmanship, functional design & timeless finishes throughout. Hurry & book your showing today! *Photos & 3D tour are representative of Mateo Model - 67 Ricardo Ranch Ave SE- Built by Genesis Builders Group Inc.*