



GRASSROOTS
REALTY GROUP

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520 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2341320



\$724,029

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,613 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

This beautiful home features a west-facing backyard, perfect for sunny evenings and family BBQs. Designed for everyday comfort, it features a widened garage, 9' basement ceiling, added windows, LVP throughout the main floor, quartz countertops with undermount sinks, and a cozy electric fireplace with paint-grade mantel. The executive kitchen offers upgraded appliances such as a chimney hood fan, gas cooktop, as well as a walk-in pantry—ideal for busy family meals or entertaining. Upstairs, enjoy convenient laundry and a 4-piece ensuite with tiled fiberglass shower and tile flooring. Paint-grade railing with iron spindles adds a stylish finishing touch. 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'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—all seamlessly controlled via an Amazon Alexa touchscreen hub.