



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

96 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2345006



\$589,900

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

**** Brand New Home | Ready January 2027 **** The Orchid | Main Floor Bedroom & 3pc Bath | Top of the Line Finishes | Sparkling Kitchen | Quartz Countertops | Kitchen Island | Pantry | Wide Plank LVP Flooring | Recessed Lighting | Expansive Living Space | Mud Room with Closet Storage | Upper Level Laundry | 3 Sizeable Bedrooms | 2.5 Bathrooms | Plus Carpet Flooring in the Bedrooms | Unfinished Basement | Basement Side Entry | 9Ft Basement Ceilings | Great Backyard | Alley Access | Welcome to your brand new 2-storey family home boasting 1,734 SqFt throughout the main and upper levels. Step inside to a foyer with closet storage for a clean and organized space. This home was designed with style and comfort at the forefront; wide plank LVP flooring, large windows, recessed lighting, high ceilings and more! The main level bedroom is perfect for multigenerational living, overnight guests or can be used as a home office. The great room is both spacious and comfortable. Next are the kitchen and dining room. The kitchen is outfitted with a sparkling quartz countertop, Builder's appliance package, ample cabinet space and a center island with barstool seating. The pantry is a great addition to your dry goods storage. The dedicated dining room is ready for you to enjoy all your family meals. At the rear of the home is a mud room with closet storage and a door to your back yard and rear gravel parking pad. The main level is complete with a 3pc bath with a walk-in shower. Upstairs you'll find 3 sizeable bedrooms all with plush carpet flooring. The primary bedroom has its very own 4pc ensuite bath and a walk-in closet. Bedrooms 2 & 3 share the 4pc bath with a tub/shower combo. The upper level walk-in laundry is every home owner's dream as its located steps away from all bedrooms! The basement of this home includes rough-ins with a separate entrance, &

9Ft ceilings. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book a showing at this gorgeous brand new Genesis home today!
*Photos are representative of 72 Buffaloberry Manor SE, same model & floor plan. Finishes may vary.