



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

463 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2346869



\$599,613

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

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:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

This family-friendly home was built with thoughtful flexibility, including a separate entrance, 9' basement ceiling, and basement rough-in for future potential development. A main floor bedroom and full bath are perfect for guests, grandparents, or a quiet office. Enjoy LVP throughout the main, quartz countertops with undermount sinks, triple pane and added windows, plus paint-grade railing with iron spindles. The kitchen features stainless steel appliances, chimney hood fan, built-in microwave, and walk-in pantry. Upstairs, the vaulted loft is ideal for movie nights, play, or homework. Ensuite offers a 3-piece layout with tiled fiberglass shower, tile flooring, and vanity drawers. Rear deck includes BBQ gas line rough-in. 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, this home is 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.