



**GRASSROOTS**  
REALTY GROUP

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**196 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2350528**



**\$829,900**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Ricardo Ranch                                                              |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | Bungalow                                                                   |               |                  |
| <b>Size:</b>     | 1,418 sq.ft.                                                               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, On Street            |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, No Back Lane, No Neighbours Behind, Rectangular L |               |                  |

|                    |                                     |                   |     |
|--------------------|-------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                          | <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>   | Composite Siding, Stone, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -   |

**Features:** Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Builders Appliance Package

The Brayden by Genesis | Bungalow with Finished Basement | 4 Bedrooms | 3 Full Bathrooms | 2 Main Floor Bedrooms | 2 Bedroom Developed Basement | Double Attached Garage | Vaulted Main Floor Ceiling | 8' Doors | 50" Electric Fireplace | Open Concept Main Floor | Gas Range | Gas Line to Stove | Large Pantry | LVP Flooring Throughout Common Areas | Spindle Railing | Primary Retreat | Walk-in Closet | Ensuite with Tiled Shower & Bench | 6' x 4'; Basement Wet Bar | Spacious Basement Rec Room | 9' Foundation | 14' x 10'; Rear Deck | Gas Line to BBQ | 16' x 8'; Garage Door | 110V Garage Plug | Capped Gas Line in Garage | Logan Landing | Under Construction | Fall 2026 Possession. Welcome to The Brayden by Genesis, a beautifully designed bungalow offering 1,421 SqFt of thoughtfully planned main floor living space plus a fully developed basement, creating an ideal combination of style, functionality & space. The welcoming main floor features 8' doors, LVP flooring throughout the common areas & an open-concept layout that brings the kitchen, dining & great room together seamlessly. The kitchen is designed for both everyday living & entertaining, featuring a gas range, gas line to the stove, large pantry & generous workspace. The stunning great room is anchored by a 50" electric fireplace beneath the vaulted ceiling, creating an impressive yet inviting gathering space. The spacious primary retreat offers a walk-in closet & private ensuite complete with a tiled shower & built-in bench. A second main floor bedroom & full bathroom provide excellent space for family or guests. The developed basement significantly expands the living space with 2 additional bedrooms, a full bathroom, spacious recreation room & 6' x 4'; wet bar, making it an ideal setting for movie

nights, game nights, entertaining or extended family. The 9' basement foundation provides an open & comfortable feel throughout the lower level. Step outside to the 14' x 10' rear deck, complete with a gas line for the BBQ & easy access to the backyard. The double attached garage features a 16' x 8' garage door, 110V plug & capped gas line, adding convenience & functionality. Located in the exciting new community of Logan Landing, this home offers an opportunity to own a beautifully finished bungalow with a well-balanced layout designed for modern living. Currently under construction with anticipated Fall 2026 possession. Hurry & book your showing today!