



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

711 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2232366



\$925,000

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Calaria II model by Genesis Builders, a thoughtfully designed home featuring dual master bedrooms, a legal basement suite, and a total of 6 bedrooms and 4.5 bathrooms, offering spacious living, modern comfort, and future potential. The main floor boasts two living areas: a formal living room with a stunning open-to-below layout and a cozy great room opposite the kitchen perfect for both everyday living and entertaining. An expanded dining area provides ample space for family gatherings, while the chef-inspired kitchen includes a gas line for a future range. Step outside to a rear deck with a gas line ready for your future BBQ. The fully legal basement suite adds value and flexibility. Located within walking distance to parks, schools, and amenities, this home offers the perfect blend of comfort, style, and convenience for families or savvy buyers. Photos are representative.