



GRASSROOTS
REALTY GROUP

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600 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2259468



\$691,200

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: N/A

Welcome to the beautifully designed Onyx model, where style meets functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The kitchen features stainless steel appliances, a chimney hoodfan & walk-in pantry. Enjoy quartz countertops with undermount sinks, LVP flooring on the main and in wet areas, and a rear deck with BBQ gasline rough-in. The main floor also includes a versatile den. Upstairs offers a cozy loft and a spacious primary bedroom with walk-in shower. Windows throughout provide plenty of natural light. The fully developed basement of this home features a ONE BEDROOM LEGAL SUITE including full bathroom, 9' ceilings and convenient side entrance. 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 that can may be eligible for up to 25% mortgage insurance savings, 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. Photos are representative.