



**68 Buffaloberry Manor SE  
Calgary, Alberta**

**MLS # A2268325**

**\$599,900**



<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Under construction built by Genesis Homes | 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 1,756 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 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. Hurry and book a showing at this gorgeous brand new Genesis home today!