



GRASSROOTS
REALTY GROUP

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608 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2272416



\$582,150

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	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:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, 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

Step into the Onyx, a bright and inviting home designed with both style and everyday functionality in mind. 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. Welcomed by a spacious main floor den perfect for work or quiet retreat, the home opens into a warm and cohesive main level finished in durable LVP flooring. The kitchen impresses with sleek quartz surfaces, undermount sinks, stainless steel appliances including a chimney hoodfan and built-in microwave, and a generously sized island framed by pendant lighting. A walk-in pantry adds effortless convenience. Sun-filled windows enhance the open feel, while the rear deck extends your living space outdoors. Upstairs, the ensuite offers a fiberglass shower base with tiled wall surrounds and a vanity enhanced by a practical bank of drawers. A beautifully balanced home that blends comfort, light, and modern design. 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, 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.