



GRASSROOTS
REALTY GROUP

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571 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2272468



\$823,665

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Denali 4 — a bright, modern home designed to impress from the moment you step inside. 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. A versatile main floor flex room with French doors sets the tone for this thoughtfully crafted home, complemented by durable LVP flooring throughout the main level. The kitchen showcases stainless steel appliances, a chimney-style hoodfan, quartz countertops with undermount sinks, and a stylish island accented by pendant lighting. A convenient walkthrough pantry with its own French door enhances everyday ease. The great room is anchored by an electric fireplace wrapped in floor-to-ceiling tile and finished with a striking mantle. Upstairs, a vaulted bonus room brings openness, while the upper bathrooms feature tile flooring, dual sinks in the main bath, and a luxurious 5-piece ensuite complete with a fully tiled shower. Expansive windows throughout fill the home with natural light, creating a warm, inviting atmosphere at every turn. 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 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.

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