



**575 Buffaloberry Manor SE  
Calgary, Alberta**

**MLS # A2272474**

**\$749,102**



<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,919 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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, Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Experience modern comfort in this beautifully finished home featuring LVP flooring, triple-pane windows, and a stylish kitchen with stainless steel appliances, chimney hoodfan, microwave tower, gas range, kitchen island, walk-in pantry, Quartz countertops, undermount sinks, and a Silgranit sink. Enjoy a 10' x 12' deck with BBQ gas line rough-in, an electric fireplace, a vaulted bonus room, and upper-floor laundry. The primary bedroom offers a luxurious 5-piece ensuite with a soaker tub, tiled shower with fibreglass base, tile flooring, Quartz countertops, undermount sinks, and a bank of drawers. The fully developed basement of this home features a ONE BEDROOM LEGAL SUITE including full bathroom, 9' ceilings and convenient side entrance. 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. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring 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. Some photos are representative.