



GRASSROOTS
REALTY GROUP

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575 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2272474



\$760,652

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

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, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	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. Photos are representative.