



**GRASSROOTS**  
REALTY GROUP

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**579 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2273122**



**\$709,224**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Ricardo Ranch          |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,983 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <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, Wood Frame                                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                          |                   |     |

Welcome to the Birkley 3 — a perfect blend of comfort, style, and modern living. This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. The main floor features LVP flooring and a bright, open layout anchored by a stunning kitchen with stainless steel appliances, gas range, chimney hoodfan, built-in microwave, a spacious island with pendants, and a walk-in pantry. The great room offers an inviting electric fireplace with a stylish wall detail and easy access to the rear deck. Large windows throughout the home fill every space with natural light. Upstairs, enjoy a vaulted bonus room and a serene 4-piece ensuite with a tiled shower, tile flooring, and quartz countertops with undermount sinks. The Birkley 3 delivers thoughtful design and elevated finishes throughout. 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 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.