



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

659 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2282929



\$699,900

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: \$6974 appliance allowance to be selected by the Builder's supplier.

Welcome to 659 Buffaloberry Manor SE - a home that feels as grounded and intentional as the community it belongs to. Set in Logan Landing, one of Calgary's thoughtfully planned new neighbourhoods, this home is positioned RIGHT BESIDE A PARK and green space, offering a rare blend of natural connection and modern convenience. The curb appeal is clean and inviting, and from the moment you step inside, the interior palette sets a quiet, calming tone. Warm wood-look LVP flooring carries you through the main level, where soft neutrals and natural textures create a sense of flow and ease. The kitchen is designed for real living: open, welcoming, and finished with light cabinetry, quartz-style countertops, and a gently textured backsplash that adds just enough visual interest. You'll receive a \$6974 appliance allowance to select your desired appliances at the builder's supplier. The main living space offers loads of natural light with the park-facing windows, blending indoor comfort with outdoor possibility. Whether it's slow mornings at the dining table or summer evenings on the deck, the connection to nature is felt throughout. A dedicated OFFICE at the front of the home offers a quiet place to work or study, tucked thoughtfully away from the main living area. A large pantry, loads of closet/storage space, 2 pc powder room and mudroom complete the main level. Upstairs, the layout continues to shine with three well-sized bedrooms, including a bright and spacious primary suite. The ensuite feels serene and spa-like, with soft tones and classic finishes. A WALK-IN CLOSET and UPPER LEVEL LAUNDRY add convenience, while the central hallway offers privacy between rooms. The two secondary bedrooms are perfectly sized and share a 4-piece bath, ideal for growing families or guests. Downstairs, the basement is ready for your future plans. With a

SEPARATE SIDE ENTRY and rough ins for a future legal suite (subject to approvals and permits from the city) there's room to add value and function. This home comes with a DOUBLE ATTACHED GARAGE featuring a 50/240v plug for a future electric car, as well as a conduit for future solar panels, making everyday routines smooth and efficient. Life in Logan Landing means more than just a home. It's walkable streets, open skies, and the comfort of knowing your neighbours. It's being steps from playgrounds, bike paths, and future schools and amenities. Whether you're starting fresh or growing into your next chapter, this home offers the perfect balance of nature, design, and possibility. Come see it in person and feel what makes this place so special. *Some photos are virtually staged*