



**GRASSROOTS**  
REALTY GROUP

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## 76 Buffaloberry Manor SE Calgary, Alberta

**MLS # A2284566**



**\$614,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Shingle Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Builder's Appliance Package		

\* Brand New Genesis Home ready for Summer 2026\* The Ruben by Genesis Builders | 1,992 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms | Main Floor Flex Room | Open Concept Layout | 50" Electric Fireplace | Kitchen with Eating Bar | Walk-In Pantry | Gas Line to Range | Gas Line to BBQ | LVP Flooring | 9Ft Basement Ceilings | Upper-Level Laundry | Bonus Room | Possession: Summer 2026 | Community: Logan Landing. Welcome to 76 Buffaloberry Manor SE, a stunning detached laned home built by Genesis Builders in the beautiful community of Logan Landing. This Ruben model offers 1,992 sq. ft. of modern living with 3 bedrooms and 2.5 bathrooms designed for style and functionality. The main level flex room is a great addition to day seating or a home office. The open-concept kitchen includes an eating bar, spacious walk-in pantry, gas line to range, and connects seamlessly to the great room highlighted by a 50" electric fireplace. A mudroom at the rear provides access to the backyard and gas line to BBQ, ideal for summer evenings. Upstairs, the primary bedroom offers a walk-in closet and ensuite, complemented by a bonus room, two additional bedrooms, and upper-level laundry for added convenience. The 9' basement ceilings create endless possibilities for future development. Move in this Summer; this home sits in a growing community with future schools, greenspaces, and easy access to major routes. Experience modern family living at its finest in Ricardo Ranch of Logan Landing. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book your showing today!

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