



**680 Buffaloberry Manor SE  
Calgary, Alberta**

**MLS # A2286416**



**\$579,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	2025 (1 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, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<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>	Cement Fiber Board, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** \$6900 Appliance allowance to be selected a the Builder's supplier.

Welcome to a home where fresh beginnings feel natural. Set in Logan Landing, one of southeast Calgary's newest and most exciting master planned communities, this brand new Cedarglen Homes build offers the kind of thoughtful design that makes everyday living feel elevated and easy. From the moment you step inside, the light draws you in. **OVERSIZED WINDOWS** pour sunshine across the main floor, creating a bright, open atmosphere that instantly feels welcoming. The heart of the home is a beautifully designed kitchen that balances style and function. Anchored by a large island with quartz countertops and contemporary cabinetry, it is a space made for morning coffees, casual dinners, and conversations that linger. You will have the opportunity to personalize it with a \$6,900 **APPLIANCE ALLOWANCE** through the builder's supplier, adding your own finishing touch. The kitchen flows seamlessly into the dining and living areas, creating an **OPEN CONCEPT** layout that keeps everyone connected. Just beyond, the back deck invites summer grilling and quiet evenings under open skies. A practical mudroom and tucked away powder room complete the main floor with intention and ease. Upstairs, the layout continues to impress. Three spacious bedrooms each feature their own **WALK IN CLOSETS**, a rare detail that keeps daily life organized and clutter free. The primary suite feels calm and refined, with room to unwind at the end of the day. Its spa inspired ensuite offers **DOUBLE VANITIES** and a glass **WALK IN SHOWER**, creating a space that feels both functional and indulgent. One of the most thoughtful features is the **WALK THROUGH CLOSET** connecting directly to the upper level laundry room, simplifying busy mornings in the best possible way. The basement is undeveloped and full of potential. With a **SIDE ENTRANCE** and a 3 piece rough in, the space

is ready for your vision. Whether you imagine a future suite (subject to City approval & permits), a home gym, or a media room for cozy nights in, there is flexibility here to grow with you. Outside, the curb appeal is clean and modern. James Hardie siding paired with stone accents gives the home a timeless presence that stands out while still feeling grounded. In Logan Landing, you are not just buying a home, you are becoming part of a growing community designed around connection. Parks, pathways, shops and other amenities are just minutes away, creating a neighbourhood where convenience and lifestyle come together naturally. If you have been waiting for a home that feels fresh, functional, and full of possibility, this is your moment. Come walk through, feel the light, and picture your life unfolding here. Book your private showing today. \*Some photos are virtually staged.