



**80 Buffaloberry Manor SE  
Calgary, Alberta**

**MLS # A2304712**



**\$579,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting, Ze		

<b>Heating:</b>	Forced Air	<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, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s)

**Inclusions:** Builders Appliance Package

**\*\* Brand New | Move-in Ready \*\*** The Iris | Built by Genesis Builders Group | 1,556 SqFt | Central Kitchen | Top of the Line Finishes | Quartz Countertops | Sage Maple Cabinets | Gas Stove | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Pantry | Front Living Room | 50" Electric Fireplace | Large Windows | Rear Dining Room Overlooking Backyard | Mud Room | Main Floor 2pc Bath | Upper Level Laundry | 3 Bedrooms | 2 Full Bathrooms | Separate Side Entry | Unfinished Basement | 9Ft Foundation | Spindle Railing | LVP, Plush Carpet & Tile Flooring | Gas Line to BBQ | Welcome to your brand new 2-storey family home boasting 1,556 SqFt of beautifully designed living space throughout the main and upper levels. Step inside to a bright and inviting foyer that opens into the spacious front living room complete with a stunning 50" electric fireplace and oversized windows that flood the home with natural light. The heart of this home is the centrally located kitchen, thoughtfully designed with quartz countertops, sage maple cabinetry, stainless steel appliances, a gas stove, pantry storage and a large center island with barstool seating perfect for casual meals and entertaining guests. At the rear of the home is a dedicated dining area overlooking the backyard, creating the ideal setting for family dinners and gatherings. The mud room at the rear entrance keeps everyday living organized and functional, while the main level is complete with a convenient 2pc powder room. Upstairs you'll find 3 sizeable bedrooms with plush carpet flooring including the primary retreat with its own private ensuite bath. The additional bedrooms share a full bathroom and the upper level laundry room adds everyday convenience just steps from all bedrooms. The unfinished basement offers endless future development potential and features a separate side entry and

9Ft foundation ceilings. Additional highlights include elegant spindle railing, durable luxury vinyl plank flooring, tile in wet areas and a gas line ready for your BBQ. 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 at this gorgeous brand new Genesis home today!