



**644 Buffaloberry Manor SE
Calgary, Alberta**

MLS # A2185234



\$674,450

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to the JADE, a stunning 1820 sqft home with 3 spacious bedrooms and modern, thoughtful design. The executive kitchen is a chef’s dream, featuring built-in stainless steel appliances, a gas range, a waterfall island, silgranit sink, walk-in pantry, and stylish tile backsplash. Relax in the spa-like 5-piece ensuite with dual sinks, a stand-alone tub, and an upgraded tiled shower, while the main bath and laundry boast durable LVP flooring. Comfort and convenience are key, with 9' basement ceilings, a main floor flex room, a walk-in closet in the primary bedroom. A side entrance and rough in's make this home perfect for potential future development. Additional highlights include a 22x22 detached garage, a full Hardie board exterior on both the home and garage, and an upper loft with a vaulted ceiling. Gather around the elegant electric fireplace with a tile face, complemented by paint-grade railings with iron spindles. Photos are representative.