



**40 Buffaloberry Manor SE
Calgary, Alberta**

MLS # A2192326



\$810,900

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Smart Home		

Inclusions: N/A

Welcome to this charming laned home, featuring a spacious 2-bedroom legal suite for added flexibility and income potential. The main floor boasts a bright and open layout, complete with a cozy bedroom that offers luxurious LVP flooring. The kitchen is well-equipped with modern finishes, and the living room is centered around a stunning 50" electric fireplace, perfect for those cozy evenings. Enjoy the convenience of a washer and dryer included, plus thoughtful upgrades like a metal spindle railing for an added touch of elegance. The home is also equipped with a gas line to the BBQ and range, making outdoor entertaining a breeze. Step outside to the large rear deck, and enjoy the added benefit of a 20x22 double detached garage, offering plenty of storage and parking space. This home truly offers the best of comfort, style, and convenience! ** Photos are representative - photos are of a Ruben model, finishing will vary*