



**GRASSROOTS**  
REALTY GROUP

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**615 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2196160**



**\$689,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<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, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** \$6, 954 Appliance allowance to be used through the Builder's Supplier.

Welcome to your dream home in the heart of Logan Landing, Calgary's vibrant new SE community where nature, convenience, & modern living come together. Imagine waking up in a home designed not just for living but for thriving - where every detail is thoughtfully crafted for comfort, style, & functionality. Step inside this 1,877 sq ft masterpiece and you're greeted by a flood of natural light and warm, trendy luxury vinyl plank flooring that guides you through the main level. The flex room at the front of the home offers endless possibilities - a spacious office, a playroom, or even a creative space to unwind. Continue through the foyer and discover a chef-inspired kitchen featuring off-white cabinetry, sleek light grey quartz countertops, and striking black hardware. Picture yourself whipping up dinner on the spacious island while friends gather around with their beverage of choice. With a large pantry, your kitchen essentials are always organized and within reach. The dining area adjacent to the kitchen is perfect for hosting. Flow seamlessly into the great room - the perfect place to relax in front of the TV or entertain guests. Step out onto the rear deck and envision weekend BBQs, morning coffee, or evenings under the stars. With a \$2,000 landscaping allowance, you can create the outdoor oasis you've always wanted. Upstairs, retreat to your primary suite, designed as a true sanctuary. The spa-like 5-piece ensuite invites you to unwind with a deep soak in the tub or a refreshing walk-in shower, while the massive walk-in closet ensures everything has its place. Two additional bedrooms are generously sized, each filled with natural light - perfect for family or guests. Laundry day is a breeze with the convenient upper-floor laundry room, just steps from the bedrooms. The double front attached garage adds both convenience and storage, and the home comes

with a \$6,954 appliance allowance so you can handpick the perfect appliances to match your lifestyle. Set for completion on May 21, 2025, this home isn't just about stunning finishes & thoughtful design - it's about creating a space where memories are made. Logan Landing offers walking trails, future parks, and easy access to amenities, making it the perfect backdrop for your next chapter. Ready to make this house your home? Schedule your private tour today - your dream lifestyle is waiting! \*Photos are from a different property that is completed - similar model, different finishings. Please see last photo for interior selections of this home.\*