



GRASSROOTS
REALTY GROUP

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607 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2200260



\$727,400

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,874 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

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

Inclusions: N/A

Introducing The Abbott. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. This open-concept home features an executive kitchen with built-in stainless steel appliances, a gas cooktop, an island with a waterfall edge, and a spacious walk-in pantry. The great room is highlighted by an electric fireplace and extra windows throughout the home, flooding the space with natural light. Upstairs, a vaulted bonus room creates an airy, open feel, while the primary bedroom offers a luxurious 5-piece ensuite with a tiled shower, soaker tub, and a bank of drawers. All bedrooms include walk-in closets, and the main floor flex room provides added versatility. Enjoy outdoor living on the rear deck with a BBQ gas line. The basement boasts 9' ceilings and a side entrance door for convenience. Photos are representative.