



**GRASSROOTS**  
REALTY GROUP

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**60 Buffaloberry Manor**  
**Calgary, Alberta**

**MLS # A2210289**



**\$669,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Separate/Exterior Entry, Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to the Amber by Genesis, a 1,515 sq. ft. 3-bedroom, 2.5-bathroom home in the scenic new community of Ricardo Ranch, offering the perfect blend of functionality, style, and future potential. This thoughtfully designed home features a main floor flex room ideal for an office or playroom, an open-concept kitchen with flush eating bar, pantry, and gas line to range, a cozy great room with a 50" electric fireplace, and access to the backyard with a gas line to BBQ and a 20x22 detached garage. Upstairs, the spacious primary bedroom includes a walk-in closet and ensuite, with two additional bedrooms and upper laundry for convenience. Notable upgrades include 9" foundation height, spindle railing, Samsung washer and dryer, and a side entrance and basement rough ins for future kitchen and bathroom for future income or multi-generational living. Set for Summer 2025 possession, this home sits in one of Calgary's most exciting new neighborhoods with future schools, greenspaces, and easy access to major routes—don't miss this opportunity to own a brand-new home in Ricardo Ranch.