

**719 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2200214**



**\$890,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,574 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this spacious 4-bedroom home featuring dual primary bedrooms, providing added flexibility, convenience and comfort. The expanded dining room offers plenty of space for family gatherings and entertaining. Step outside to the rear deck, perfect for relaxation or outdoor dining, with a gas line ready for a future BBQ and gas line to future range for those aspiring chefs. The side entrance adds convenience, while the unfinished basement is roughed in for future development, offering great potential for future development . Situated within walking distance to a park, amenities, and schools, this home provides the perfect blend of peaceful living and easy access to everything you need. Whether you're looking for a spacious family home or a property with great future potential, this one has it all! \* Photos are Representative \*