

**607 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2200260**



**\$748,400**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Ricardo Ranch          |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,874 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              |               |                  |

|                    |                                       |                   |     |
|--------------------|---------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic 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, Stone, Wood Frame | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -   |

**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, where style and function come together. 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 package 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. 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.