



THE
A-TEAM

**RE/MAX
FIRST**

707 BUFFALOBERRY Manor, Calgary T3M2L3

MLS® #: **A2178977** Area: **Ricardo Ranch** Listing Date: **11/18/24** List Price: **\$849,381**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,872 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,194**
 Low Sqft:
 Ttl Sqft: **2,194**

DOM

65
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	16`5" x 12`4"
Dining Room	Main	9`10" x 15`2"	Bedroom - Primary	Upper	12`10" x 14`0"
Bonus Room	Upper	11`5" x 14`9"	Bedroom	Upper	10`8" x 13`0"

Bedroom	Upper	9'2" x 12'1"	Bedroom Legal/Tax/Financial	Main	9'0" x 10'10"
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Title: **Fee Simple** Zoning: **R1**

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to The Delilah, a spacious 4-bedroom, 3-bath home in Logan Landing. This 2,126 sq ft residence offers a thoughtfully designed layout with three bedrooms upstairs and a main floor bedroom, perfect for family and guests. Enjoy a bright, open-to-below 2-storey great room, complemented by a cozy 50" electric fireplace. The upper floor includes a versatile bonus room, while the main floor features a spice kitchen option for enhanced functionality. A double front-attached garage, side entry, and basement rough-in's add to its versatility. The Delilah combines luxury with practical living. Nestled along Calgary's Bow River, Logan Landing blends natural beauty with convenient access to amenities and major roadways. Offering a balanced lifestyle where you can enjoy the serenity of nature without compromising on city conveniences. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





