



THE
A-TEAM

**RE/MAX
FIRST**

707 BUFFALOBERRY Manor, Calgary T3M2L3

MLS®#: **A2178977**

Area:

Listing **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:

Access:

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

Finished Floor Area

Abv Sqft: **2,194**

Low Sqft:

Ttl Sqft: **2,194**

DOM

33

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

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 | Main | 9' 0" x 10' 10" |
| | | | Legal/Tax/Financial | | |

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

