



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

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

<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 12`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`10"</b>
			Legal/Tax/Financial		

Title:		Zoning:			
<b>Fee Simple</b>		<b>R1</b>			
Legal Desc:	<b>TBD</b>			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:	<b>N/A</b>
Property Listed By:	<b>Bode</b>

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

