



THE
A-TEAM

**RE/MAX
FIRST**

60 BUFFALOBERRY Manor, Calgary T3M 2L3

MLS® #: **A2179213** Area: **Ricardo Ranch** Listing Date: **11/14/24** List Price: **\$709,524**
 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: **2,745 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,585**
 Low Sqft:
 Ttl Sqft: **1,585**

DOM

69
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Zero Lot Line**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Flex Space	Main	12`0" x 13`0"	Great Room	Main	10`0" x 14`8"
Dining Room	Main	9`0" x 10`6"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`5" x 11`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`7" x 8`9"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	12`0" x 10`6"			

Title: **Fee Simple**
Legal Desc: **TBD**

Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to Logan Landing, Calgary's last new community along the cherished Bow River, where nature and modern living harmonize seamlessly. This 1,515 sqft home boasts 3 spacious bedrooms, 2.5 baths, and a versatile flex room, thoughtfully designed to fit your lifestyle. This home features a double detached garage and side entry for added convenience and flexibility. Enjoy cozy evenings by the 50" electric fireplace in the great room, and benefit from the 9' foundation, interior railing, and included washer and dryer. Logan Landing offers easy access to major roadways and established amenities, making it ideal for those who seek a balanced lifestyle, close to nature yet connected to the city. Embrace a life where you don't have to choose between quiet surroundings and urban excitement—Logan Landing brings you the best of both worlds. 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



MAIN FLOOR
820 sq. ft.



SECOND FLOOR
695 sq. ft.