



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 BUFFALOBERRY Manor, Calgary T3M 2L3**

MLS®#: **A2179213**

Area:

Listing **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

**6**

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





**MAIN FLOOR**  
820 sq. ft.



**SECOND FLOOR**  
695 sq. ft.