



THE
A-TEAM

**RE/MAX
FIRST**

52 BUFFALOBERRY Manor, Calgary T3M 2L3

MLS®#: **A2179292**

Area:

Listing **11/14/24**

List Price: **\$815,405**

Status: **Active**

County: **Calgary**

Date:

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: **1,748**
Low Sqft:
Ttl Sqft: **1,748**

DOM

37
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Access:

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,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>
Bedroom	Main	10`2" x 9`6"	3pc Bathroom	Main	0`0" x 0`0"
Great Room	Main	12`0" x 10`9"	Dining Room	Main	12`0" x 7`8"
Bedroom	Upper	9`3" x 13`0"	Bedroom	Upper	9`4" x 11`5"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	13`5" x 12`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Suite	10`3" x 10`8"

**4pc Bathroom
Bedroom**

**Suite
Suite**

**0`0" x 0`0"
9`2" x 12`3"**

Living Room

Suite

13`2" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **The Orchid at 52 Buffaloberry Manor SE, is a spacious 1,687 sqft home in Logan Landing, one of Calgary's last new communities along the Bow River. This home offers 6 bedrooms (3 upstairs, 1 on the main floor, and 2 BEDROOM LEGAL SUITE), 4 bathrooms, and a range of upgrades, including a double detached garage, side entry, convenient upstairs laundry, and a 9' foundation. Logan Landing combines serene natural surroundings with modern, high-quality living. Residents can enjoy the quiet beauty of the Bow River while having easy access to nearby amenities and major roadways. This unique community offers the best of both worlds—peaceful living with all the convenience of the city. Photos are representative.**

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

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

