



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**540 BUFFALOBERRY Manor, Calgary T3M2L3**

MLS® #: **A2179302**

Area:

Listing **11/18/24**

List Price: **\$982,798**

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: **3,936 sqft**  
Lot Shape:

Access:

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

DOM

**33**  
Layout  
Beds: **5 (5 )**  
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,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
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,Separate Entrance,Soaking Tub,Stone Counters,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>3pc Bathroom</b>	<b>Main</b>		<b>5pc 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>13`0" x 12`7"</b>
<b>Nook</b>	<b>Main</b>	<b>11`11" x 12`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`4" x 14`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`5" x 14`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`9" x 12`8"</b>

**Bedroom**                      **Main**                      **9`0" x 9`10"**                      Legal/Tax/Financial

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Title:                                      Zoning:  
**Fee Simple**                                      **R1**  
Legal Desc:                      **TBD**                                      Remarks

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Pub Rmks:                      **Welcome to The Mateo at 540 Buffaloberry Manor SE in Logan Landing. This stunning 2,465 sqft home offers 5 bedrooms—4 upstairs and 1 on the main floor—plus 3 bathrooms and an upper-floor bonus room. Designed with a farmhouse elevation, the great room features a cozy 50” electric fireplace, and the home includes a washer and dryer for added convenience. Upgrades like the interior railing, spice kitchen, and rear deck add style and functionality. A double front-attached garage, side entry, and basement rough-in's for potential future development provide flexibility. Logan Landing combines natural beauty with modern living, offering quick access to amenities and major roads. This home and location has everything you will need! Photos are representative.**

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

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

