



THE
A-TEAM

**RE/MAX
FIRST**

644 BUFFALOBERRY Manor, Calgary T3M3Z2

MLS®#: **A2185234** Area: **Ricardo Ranch** Listing Date: **01/03/25** List Price: **\$783,650**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,096 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,880**
 Low Sqft:
 Ttl Sqft: **1,880**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Level, Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater**
 Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	12`8" x 16`2"
Kitchen	Main	16`1" x 8`10"	Dining Room	Main	14`2" x 10`4"
Flex Space	Main	11`1" x 11`0"	Bedroom - Primary	Upper	12`5" x 11`9"
Bedroom	Upper	11`6" x 9`4"	Bedroom	Upper	11`6" x 9`4"
Loft	Upper	11`0" x 14`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Welcome to the JADE, a stunning 1820 sqft home with 3 spacious bedrooms and modern, thoughtful design. The executive kitchen is a chef's dream, featuring built-in stainless steel appliances, a gas range, a waterfall island, silgranit sink, walk-in pantry, and stylish tile backsplash. Relax in the spa-like 5-piece ensuite with dual sinks, a stand-alone tub, and an upgraded tiled shower, while the main bath and laundry boast durable LVP flooring. Comfort and convenience are key, with 9' basement ceilings, a main floor flex room, a walk-in closet in the primary bedroom. A side entrance and rough in's make this home perfect for a future 2 bedroom basement development. Additional highlights include a 22x22 detached garage, a full Hardie board exterior on both the home and garage, and an upper loft with a vaulted ceiling. Gather around the elegant electric fireplace with a tile face, complemented by paint-grade railings with iron spindles. 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









