



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**644 BUFFALOBERRY Manor, Calgary T3M3Z2**

MLS® #: **A2185234** Area: **Ricardo Ranch** Listing **01/03/25** List Price: **\$674,450**  
Status: **Active** County: **Calgary** Change: **-\$25k, 04-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary** Finished Floor Area  
Year Built: **2024** Abv Sqft: **1,880**  
Low Sqft:  
Lot Sz Ar: **4,096 sqft** Ttl Sqft: **1,880**  
Lot Shape:

DOM

**93**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

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

Parking

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

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
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Kitchen	Main	16`1" x 8`10"
Flex Space	Main	11`1" x 11`0"
Bedroom	Upper	11`6" x 9`4"
Loft	Upper	11`0" x 14`7"

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

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

Zoning: **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 potential future 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 Platform Inc.**

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









