



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**640 BUFFALOBERRY Manor, Calgary T3M3Z2**

MLS®#: **A2186208**      Area: **Ricardo Ranch**      Listing Date: **01/09/25**      List Price: **\$695,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$18k, 27-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,745 sqft**  
 Lot Shape:

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

DOM

**23**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **0**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,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`0" x 11`1"	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:

**2411097**

Zoning:  
**TBD**

Remarks

Pub Rmks:

**Welcome to the Jade, a beautiful home with premium upgrades throughout. The main bath and laundry room feature durable LVP flooring, while the upgraded ensuite includes a tiled shower and floor, dual sinks, and a stand-alone tub. The main floor boasts a great room with an electric fireplace and wall-to-wall tile face, and the upper floor highlights a loft with vaulted ceilings and a paint-grade railing with iron spindles. The executive kitchen includes built-in stainless steel appliances, a gas range, an island with a waterfall edge, Silgranit sink, and a walk-in corner pantry. A side entrance and rough in's make this home perfect for a future 2 bedroom basement development. Additional features include a 9' basement ceiling, a main floor flex room, side entrance, and a walk-in closet in the primary bedroom. The basement is roughed-in for future development. With 2024 specifications, this home offers a perfect combination of luxury, convenience, and style. 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**









