



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**636 BUFFALOBERRY Manor, Calgary T3M3Z2**

MLS®#: **A2186245**

Area: **Ricardo Ranch**

Listing Date: **01/09/25**

List Price: **\$657,900**

Status: **Active**

County: **Calgary**

Change: **-\$32k, 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:

Access:

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

Finished Floor Area

Abv Sqft: **1,642**  
Low Sqft:  
Ttl Sqft: **1,642**

DOM

**23**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

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: **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
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>13`9" x 11`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 16`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 10`0"</b>
<b>Den</b>	<b>Main</b>	<b>10`0" x 9`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 13`8"</b>

**Bedroom  
Loft**

**Upper  
Upper**

**10`0" x 9`4"  
13`8" x 12`4"**

**Bedroom**

**Upper**

**10`3" x 9`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2411097**

Remarks

Pub Rmks: **This stunning Onyx model home features an executive kitchen with built-in stainless steel appliances, a gas range, island with waterfall edge, Silgranit sink, and walk-in corner pantry, all highlighted by a tile backsplash. Designed for modern living, it offers 2024 specifications, a 9' basement ceiling, main floor den, and full bath with walk-in shower. The primary bedroom includes a walk-in closet (W.I.C.), and there's a side entrance. LVP flooring is found in all bathrooms and the laundry room. The main floor great room includes an electric fireplace, while the stairwell showcases paint-grade railing with iron spindles. The upper floor includes a loft with vaulted ceiling. Additional highlights include a side entrance and rough in's make this home perfect for a future 2 bedroom basement development. 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**















