

715 BUFFALOBERRY Manor, Calgary T3M3M2

MLS®#:	A2195343	Area:	Ricardo Ranch	Listing Date:	02/18/25		List Price:	\$869,900			
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Info	ormation					DOM	
			and the second	Prop Type:		Residentia				46	
				Sub Type:		Detached				Layout	
				City/Town:		Calgary		Finished Floor Area		Beds:	5 (3 2)
				Year Built:		2025		Abv Sqft:	2,194	Baths:	3.5 (3 1)
				Lot Informa	<u>tion</u>			Low Sqft:		Style:	2 Storey
				Lot Sz Ar:		2,872 sqft		Ttl Sqft:	2,194	-	-
				Lot Shape:				- 1	, -		
		-		200 0.10000						Parking	
- Part										Ttl Park:	4
										Garage Sz:	2
				Access:						5	

Back Yard,Level,Street Lighting Double Garage Attached

Utilities and Features

Lot Feat:

Park Feat:

Noi. Apprais aning e Construction. Heating: Forced Air, Natural Gas Cement Fiber Board, Stone, Vinyl Siding, Wood Sewer: Ext Feat: None Frame Ext Feat: None Fiber Board, Stone, Vinyl Siding, Wood Frame Ext Feat: Central Vacuum, Double Vanity, Kitchen Island, Separate Entrance, Smart Home, Walk-In Closet(s) Kitchen Appl: Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer Int Feat: Central Vacuum, Double Vanity, Kitchen Island, Separate Entrance, Smart Home, Walk-In Closet(s) Utilities: Room Level Dimensions 2pc Bathroom Main 0°0" x 0°0" Spc Ensuite bath Upper 0°0" x 0°0" 4pc Bathroom Upper 0°0" x 0°0" Great Room Main 16°5" x 12°4" Flex Space Main 9°0" x 10°0" Kitchen Main 11°1" x 3°9" Dining Room Main 8°10" x 15°2" Bedroom Primary Upper 12°0" x 14°0" Bedroom Upper 1°5" x 14°9" Bedroom Upper 9°0" x 8°11"	Roof:	Asphalt Shingle		Construction					
Sewer: Frame Ext Feat: None Ext Feat: None Flooring: Carpet, Vinyl Plank Carpet, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Dishwasher,Gas Range, Microwave Hood Fan, Refrigerator, Washer Int Feat: Utilities: Central Vacuum, Double Vanity, Kitchen Island, Separate Entrance, Smart Home, Walk-In Closet(s) Utilities: Room Level Dimensions Room Level Dimensions 2pc Bathroom Main 0'0" x 0'0" Spc Ensuite bath Upper 0'0" x 0'0" 4pc Bathroom Upper 0'0" x 0'0" Great Room Main 16'5" x 12'4" Flex Space Main 9'0" x 10'0" Kitchen Main 11'1" x 3'9" Dining Room Main 8'10" x 15'2" Bedroom - Primary Upper 13'0" x 10'8"		1 5			Construction:				
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	-			-					

Bedroom Game Room	Basement Basement	9`8" x 9`9" 13`4" x 12`4"	4pc Bathroom	Basement		
	Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	2411097	Zoning: TBD				
Pub Rmks: Inclusions: Property Listed By:	Welcome to The Delilah, an exquisite home designed and built by Genesis Homes. This stunning property offers a perfect blend of modern elegance and functional design, making it an ideal choice for families seeking comfort and style. The home features a gourmet kitchen equipped with a high-end slide-in gas range, perfect for culinary enthusiasts who love to cook and entertain. With 4 spacious bedrooms, including a master bedroom that serves as a peaceful retreat, this home provides ample space for growing families. The interior is complemented by metal spindle railings, adding a touch of sophistication and durability to the stairways. One of the standout features of this home is the 2-bedroom legal suite with a side entry, offering potential for additional income or providing an ideal space for guests or extended family. The versatility of this legal suite allows for privacy and independence, making it an exceptional addition to the property. Photos are representative. N/A Bode Platform Inc.					

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







