



THE
A-TEAM

**RE/MAX
FIRST**

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** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,194**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,872 sqft** Ttl Sqft: **2,194**
 Lot Shape:

DOM

46
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Level,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None** Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 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 Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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	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	9`2" x 12`1"	Bedroom	Upper	13`0" x 10`8"
Bonus Room	Upper	11`5" x 14`9"	Bedroom	Basement	9`0" x 8`11"

**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

Remarks

Pub Rmks: **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.**

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





