



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**540 BUFFALOBERRY Manor, Calgary T3M2L3**

MLS®#: **A2198537**      Area: **Ricardo Ranch**      Listing Date: **03/04/25**      List Price: **\$1,096,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,936 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **2,525**  
 Low Sqft:  
 Ttl Sqft: **2,525**

DOM  
**5**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board, Stone, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range, Refrigerator, Washer**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	13`0" x 12`7"
Nook	Main	11`11" x 12`7"	Bedroom - Primary	Upper	13`4" x 14`0"
Bonus Room	Upper	13`5" x 14`7"	Bedroom	Upper	11`3" x 10`3"
Bedroom	Upper	13`9" x 12`8"	Bedroom	Main	9`0" x 9`10"
Bedroom	Basement	9`3" x 11`7"	Bedroom	Basement	9`3" x 11`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2411097**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to the Mateo by Genesis Builders, located in the highly coveted Logan Landing community. This exceptional home offers a spacious and inviting layout, featuring a dramatic open-to-below great room, perfect for entertaining and family gatherings. With 6 generously sized bedrooms, including 3 on the upper floor, a main floor bedroom and 2 in the 2-bedroom legal suite. this home is designed to meet the needs of modern living. The property comes complete with an extended great room, an elegant electric fireplace, and a bonus room featuring a stunning tray ceiling. The gourmet kitchen is a chef's dream, fully loaded with high-end finishes, a gas line for both the range and cooktop, as well as a convenient gas line for your BBQ. Additional highlights include a spacious 12x10 rear deck, side entry to the legal suite, and a charming farmhouse elevation that adds timeless curb appeal.**

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**





