



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**628 BUFFALOBERRY Manor, Calgary T3M3Z2**

MLS® #: **A2206403**      Area: **Ricardo Ranch**      Listing Date: **03/27/25**      List Price: **\$659,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **1,746**  
 Low Sqft:  
 Ttl Sqft: **1,746**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 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**      Construction: **Cement Fiber Board, Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:  
 Ext Feat: **None**      Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater**  
 Int Feat: **Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), 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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **TBD**  
 Legal Desc: **2411097**

Remarks

Pub Rmks: **Welcome to The Copeland, a stunning laned home designed for modern living. The executive kitchen boasts stainless steel built-in appliances, a sleek chimney hood**

fan, and a gas cooktop. Enjoy the convenience of pots and pans drawers and a beautiful tile backsplash. The home features 9' basement walls with a basement rough-in and a side entrance. Step outside to a rear deck with a BBQ gas line. Inside, you'll find a spacious bonus room with a vaulted ceiling, paint-grade railing with iron spindles, and Luxury Vinyl Plank (LVP) flooring throughout the main floor and wet areas. Photos are representative.

Inclusions:  
Property Listed By:

**2 Furnaces**  
**Bode Platform Inc.**

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









