



THE
A-TEAM

**RE/MAX
FIRST**

624 BUFFALOBERRY Manor, Calgary T3M3Z2

MLS® #: **A2206590**

Area: **Ricardo Ranch**

Listing Date: **04/01/25**

List Price: **\$672,750**

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

14
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**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,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: **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> |
|---------------------|--------------|----------------------|
| 3pc Bathroom | Main | 0`0" x 0`0" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |
| Kitchen | Main | 12`6" x 12`4" |
| Den | Main | 10`8" x 10`0" |
| Bedroom | Upper | 10`6" x 9`4" |
| Loft | Upper | 13`8" x 10`5" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|
| 3pc Ensuite bath | Upper | 0`0" x 0`0" |
| Great Room | Main | 12`5" x 19`0" |
| Dining Room | Main | 12`0" x 9`8" |
| Bedroom - Primary | Upper | 12`4" x 13`8" |
| Bedroom | Upper | 11`0" x 9`4" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411097

Zoning:
TBD

Remarks

Pub Rmks:

Introducing The Copeland - a sophisticated home that blends style and practicality. The gourmet kitchen is a chef's dream, featuring sleek built-in stainless steel appliances, a chimney hoodfan, and a gas cooktop, complemented by a beautiful waterfall edge on the peninsula. The main floor includes a full bath with a standing shower, plus a den. Enjoy the added convenience of a side entrance, basement rough-in, and two basement windows. The vaulted bonus room provides a versatile space, while quartz countertops and undermount sinks add a touch of elegance throughout. The primary bedroom includes a spacious walk-in closet. A bright, modern home with thoughtful details in every corner! Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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





