

# \$727,400 - 607 Buffaloberry Manor Se, Calgary

MLS® #A2200260

**\$727,400**

3 Bedroom, 3.00 Bathroom, 1,874 sqft

Residential on 0.07 Acres

Ricardo Ranch, Calgary, Alberta

Introducing The Abbott. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. This open-concept home features an executive kitchen with built-in stainless steel appliances, a gas cooktop, an island with a waterfall edge, and a spacious walk-in pantry. The great room is highlighted by an electric fireplace and extra windows throughout the home, flooding the space with natural light. Upstairs, a vaulted bonus room creates an airy, open feel, while the primary bedroom offers a luxurious 5-piece ensuite with a tiled shower, soaker tub, and a bank of drawers. All bedrooms include walk-in



closets, and the main floor flex room provides added versatility. Enjoy outdoor living on the rear deck with a BBQ gas line. The basement boasts 9' ceilings and a side entrance door for convenience. Photos are representative.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200260    |
| Price          | \$727,400   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,874       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 607 Buffaloberry Manor Se |
| Subdivision | Ricardo Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M3Z2                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water, Vaulted |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
|                 | Ceiling(s), Walk-In Closet(s)                                                                      |
| Appliances      | Dishwasher, Refrigerator, Built-In Oven, Gas Cooktop, Microwave, Range Hood, Tankless Water Heater |
| Heating         | Forced Air, Natural Gas                                                                            |
| Cooling         | None                                                                                               |
| Fireplace       | Yes                                                                                                |
| # of Fireplaces | 1                                                                                                  |
| Fireplaces      | Electric                                                                                           |
| Has Basement    | Yes                                                                                                |
| Basement        | Full, Unfinished                                                                                   |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Yard                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Cement Fiber Board, Stone |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 120              |
| Zoning         | TBD              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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