

# \$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
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	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	117
Zoning	TBD

## Listing Details

Listing Office	Bode Platform Inc.
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