

\$625,000 - 60 Buffaloberry Manor Se, Calgary

MLS® #A2234979

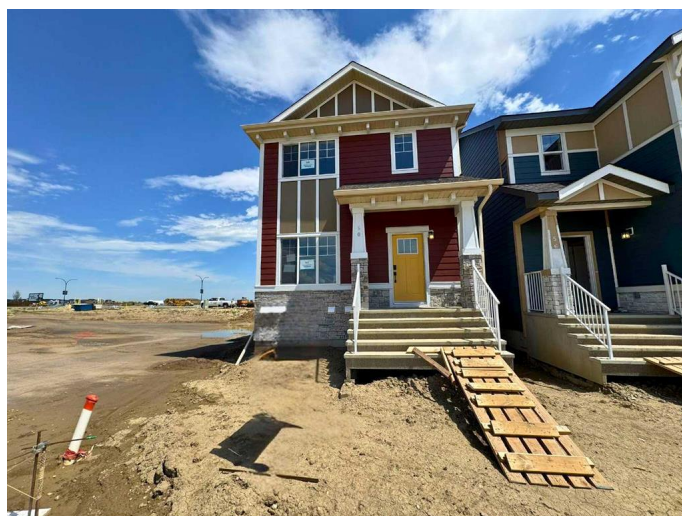
\$625,000

3 Bedroom, 3.00 Bathroom, 1,515 sqft

Residential on 0.06 Acres

NONE, Calgary, Alberta

**** Brand New, Move in Ready Home built by Genesis Homes **** The Amber | Stunning Open Floor Plan | Open to Below Ceilings | Top of the Line Finishes | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island | Barstool Seating | Pantry | 50" Electric Fireplace | Wide Plank LVP Flooring | Recessed Lighting | Expansive Living Space | Main Level Flex Room | Upper Level Bonus Room | Upper Level Laundry | 3 Sizeable Bedrooms | 2.5 Bathrooms | Plus Carpet Flooring in the Bedrooms | Unfinished Basement | 9Ft Basement Ceilings | Great Backyard | Double Detached Garage | Alley Access | Steps Away from the Future Park. Welcome to your brand new 2-storey family home boasting 1,515 SqFt throughout the main and upper levels. Step inside to a foyer with open to below ceiling and views into the open floor plan main level. This home was designed with style and comfort at the forefront; wide plank LVP flooring, large windows, recessed lighting, high ceilings and more! The front flex room is ready for anyone with a work-from-home lifestyle or can easily be used as a day seating entertainment room. The great room is both spacious and comfortable plus has a stylish flare of a 50" electric fireplace. Next are the kitchen and dining room. The kitchen is outfitted with a sparkling quartz countertop, stainless steel appliances, ample cabinet space and a centre island with barstool seating. The dedicated dining room is ready for you to enjoy all your



60 Buffaloberry Manor



family meals. At the rear of the home is a mud room with closet storage and a door to your back yard and rear double detached garage. The main level is complete with a 2pc bath. Upstairs you'll find 3 sizeable bedrooms all with plush carpet flooring. The primary bedroom has its very own 3pc ensuite bath and a walk-in closet. Bedrooms 2 & 3 share the 4pc bath with a tub/shower combo. The upper level hall laundry is every home owner's dream as its located steps away from all bedrooms! Downstairs, the unfinished basement is a blank canvas ready for your own personal design! The basement of this home includes rough-ins ready for a legal secondary suite subject to approval and permitting by the city/municipality with a separate entrance, & 9Ft ceilings. Outside is a great backyard and rear double detached garage with alley access. Hurry and book a showing at this gorgeous brand new Genesis home today!

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234979 |
| Price | \$625,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,515 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 60 Buffaloberry Manor Se |
| Subdivision | NONE |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 4A4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, On Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Recessed Lighting, Smart Home |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Lighting, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 4 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.