

# \$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, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted
-------------------	--

	Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Built-In Oven, Gas Cooktop
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	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	105
Zoning	TBD

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.