

583 Buffaloberry Manor SE Calgary, Alberta

MLS # A2337077



\$699,555

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Noah, a beautifully finished, move-in-ready home that offers a great mix of modern style, thoughtful upgrades, and practical features. Built with quality and functionality in mind, this home is designed to fit the way you live today while giving you plenty of flexibility for the future. The main floor features LVP flooring, an electric fireplace, and plenty of natural light from the additional windows. Upstairs, you'll find a vaulted bonus room, convenient upper-floor laundry, and a spacious primary bedroom with a beautiful 5-piece ensuite. The ensuite includes a soaker tub, fully tiled shower with two glass walls, built-in bench, swing door, tile flooring, and a large bank of drawers. The kitchen is the heart of the home, featuring an executive layout with stainless steel appliances, a gas cooktop, pendant lighting, and a large island. It's a great space for everyday meals or having friends and family over. Downstairs, the basement offers 9' ceilings, a side entrance, and a tiled-wall fiberglass shower. The space is also ready for a legal suite, making it a great option for extended family, guests, or future rental income. Outside, the rear deck is ready for summer BBQs with a gas line rough-in. This Built Green certified home also includes triple-pane windows, a high-efficiency furnace, solar-ready infrastructure, and an electric vehicle charger rough-in. Best of all, the home is already built and ready to go. If you're looking for a brand-new home without the wait, with the added flexibility of a legal suite, this one is worth a look.