# \$810,900 - 40 Buffaloberry Manor Se, Calgary

MLS® #A2192326

## \$810,900

6 Bedroom, 4.00 Bathroom, 1,985 sqft Residential on 0.06 Acres

Ricardo Ranch, Calgary, Alberta

Welcome to this charming laned home, featuring a spacious 2-bedroom legal suite for added flexibility and income potential. The main floor boasts a bright and open layout, complete with a cozy bedroom that offers luxurious LVP flooring. The kitchen is well-equipped with modern finishes, and the living room is centered around a stunning 50" electric fireplace, perfect for those cozy evenings. Enjoy the convenience of a washer and dryer included, plus thoughtful upgrades like a metal spindle railing for an added touch of elegance. The home is also equipped with a gas line to the BBQ and range, making outdoor entertaining a breeze. Step outside to the large rear deck, and enjoy the added benefit of a 20x22 double detached garage, offering plenty of storage and parking space. This home truly offers the best of comfort, style, and convenience! \*\* Photos are representative - photos are of a Ruben model, finishing will vary\*

Built in 2025

### **Essential Information**

MLS® # A2192326

Price \$810,900

Bedrooms 6

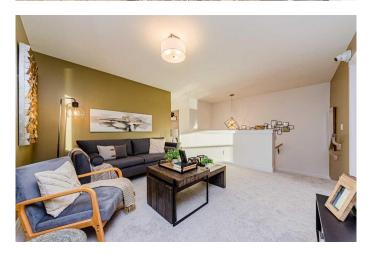
Bathrooms 4.00

Full Baths 4

Square Footage 1,985







Acres 0.06 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 40 Buffaloberry Manor Se

Subdivision Ricardo Ranch

City Calgary
County Calgary
Province Alberta
Postal Code T3M 3M1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Smart Home

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood

Fan, Washer, Gas Water Heater

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Mantle

Has Basement Yes

Basement Full, Finished, Suite

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Street Lighting, Level

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 5th, 2025

Days on Market

75

Zoning TBD

# **Listing Details**

Listing Office Bode Platform Inc.

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