

40 Buffaloberry Manor SE  
Calgary, Alberta

MLS # A2192326



**\$810,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,985 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Smart Home		

**Inclusions:** N/A

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\*