

579 Buffaloberry Manor SE
Calgary, Alberta

MLS # A2273122

\$709,224



Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Birkley 3 — a perfect blend of comfort, style, and modern living. This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. The main floor features LVP flooring and a bright, open layout anchored by a stunning kitchen with stainless steel appliances, gas range, chimney hoodfan, built-in microwave, a spacious island with pendants, and a walk-in pantry. The great room offers an inviting electric fireplace with a stylish wall detail and easy access to the rear deck. Large windows throughout the home fill every space with natural light. Upstairs, enjoy a vaulted bonus room and a serene 4-piece ensuite with a tiled shower, tile flooring, and quartz countertops with undermount sinks. The Birkley 3 delivers thoughtful design and elevated finishes throughout. 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 may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.