

# \$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, Gas Water Heater, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 5th, 2025

Days on Market 70

Zoning TBD

## **Listing Details**

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.