

# \$625,000 - 60 Buffaloberry Manor Se, Calgary

MLS® #A2234979

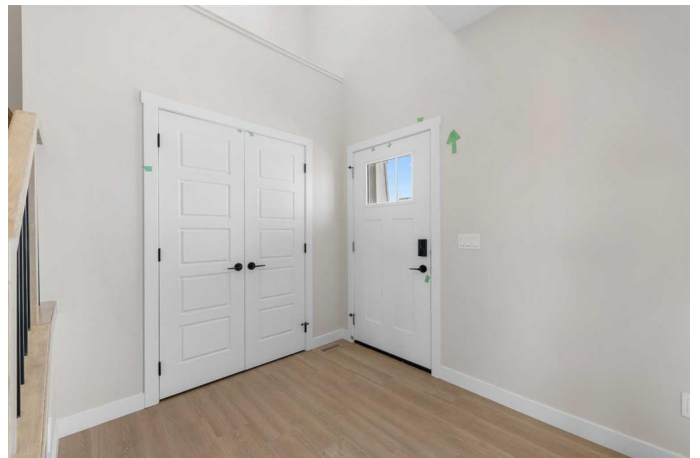
**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.06 Acres

NONE, Calgary, Alberta

**\*\* Brand New, Move in Ready Home built by Genesis Homes \*\* The Amber | Stunning Open Floor Plan | Open to Below Ceilings | Top of the Line Finishes | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island | Barstool Seating | Pantry | 50" Electric Fireplace | Wide Plank LVP Flooring | Recessed Lighting | Expansive Living Space | Main Level Flex Room | Upper Level Bonus Room | Upper Level Laundry | 3 Sizeable Bedrooms | 2.5 Bathrooms | Plus Carpet Flooring in the Bedrooms | Unfinished Basement | 9Ft Basement Ceilings | Great Backyard | Double Detached Garage | Alley Access | Steps Away from the Future Park. Welcome to your brand new 2-storey family home boasting 1,595 SqFt throughout the main and upper levels. Step inside to a foyer with open to below ceiling and views into the open floor plan main level. This home was designed with style and comfort at the forefront; wide plank LVP flooring, large windows, recessed lighting, high ceilings and more! The front flex room is ready for anyone with a work-from-home lifestyle or can easily be used as a day seating entertainment room. The great room is both spacious and comfortable plus has a stylish flare of a 50" electric fireplace. Next are the kitchen and dining room. The kitchen is outfitted with a sparkling quartz countertop, stainless steel appliances, ample cabinet space and a centre island with barstool seating. The dedicated dining room is ready for you to enjoy all your**



family meals. At the rear of the home is a mud room with closet storage and a door to your back yard and rear double detached garage. The main level is complete with a 2pc bath. Upstairs you'll find 3 sizeable bedrooms all with plush carpet flooring. The primary bedroom has its very own 3pc ensuite bath and a walk-in closet. Bedrooms 2 & 3 share the 4pc bath with a tub/shower combo. The upper level hall laundry is every home owner's dream as its located steps away from all bedrooms! Downstairs, the unfinished basement is a blank canvas ready for your own personal design! The basement of this home includes rough-ins ready for a legal secondary suite subject to approval and permitting by the city/municipality with a separate entrance, & 9Ft ceilings. Outside is a great backyard and rear double detached garage with alley access. Hurry and book a showing at this gorgeous brand new Genesis home today!

Built in 2025

**Essential Information**

MLS® #	A2234979
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	60 Buffaloberry Manor Se
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4A4

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	27
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Crown
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