

# \$638,500 - 628 Buffaloberry Manor Se, Calgary

MLS® #A2206403

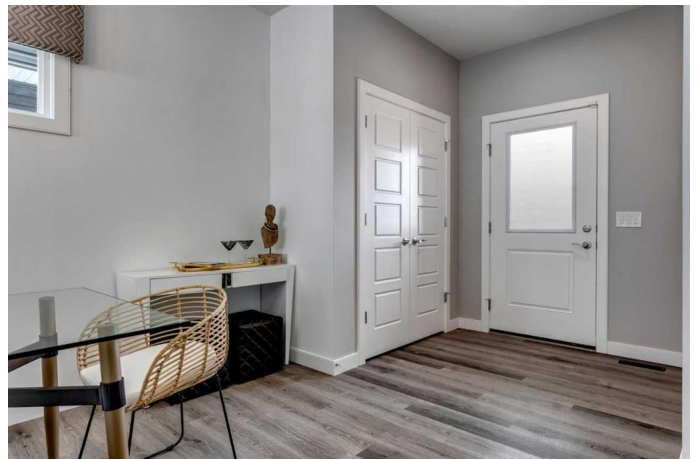
## \$638,500

3 Bedroom, 3.00 Bathroom, 1,746 sqft

Residential on 0.06 Acres

Ricardo Ranch, Calgary, Alberta

Welcome to The Copeland. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. 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 a full suite of 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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. The executive kitchen boasts stainless steel built-in appliances, a sleek chimney hood fan, and a gas cooktop. Enjoy the convenience of pots and pans drawers and a beautiful tile backsplash. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins—perfect for future development. Step outside to a rear deck with a BBQ gas line. Inside, you'll find a spacious bonus room with a vaulted ceiling, paint-grade railing with iron spindles, and Luxury Vinyl



Plank (LVP) flooring throughout the main floor and wet areas. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentialsâ€”even providing boxes! Don't miss out on the opportunity to make this stunning home yours. Photos are a representative.

Built in 2024

**Essential Information**

MLS® #	A2206403
Price	\$638,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,746
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	628 Buffaloberry Manor Se
Subdivision	Ricardo Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3Z2

**Amenities**

Parking Spaces	4
Parking	Parking Pad

**Interior**

Interior Features	Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s), Vaulted Ceiling(s)
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Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	March 27th, 2025
Days on Market	100
Zoning	TBD

## Listing Details

Listing Office	Bode Platform Inc.
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