

**623 Buffaloberry Manor SE**  
**Calgary, Alberta**

**MLS # A2303470**



## \$679,900

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Ricardo Ranch              |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,947 sq.ft.               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | High Efficiency                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Vinyl Siding | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -   |

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** \$7000 Appliance allowance to be used through the Builder's supplier.

Welcome Home! Set in the new & exciting community of Logan Landing, this property offers loads of upgrades. From the street, the clean curb appeal stands out with HARDIE BOARD front siding. Inside, the main floor unfolds in a way that feels natural from the start. The front DEN is perfectly placed for a home office or quiet study space, giving you privacy without feeling tucked away. The rest of the main floor opens into a warm, connected living area where the kitchen, dining, and living room come together with ease. This is where the finishings truly shine. Taupe lacquered shaker-style cabinetry runs throughout, paired with bright white quartz countertops that create a clean, timeless contrast. Light grey LUXURY VINYL PLANK flooring carries through the main level, adding warmth while keeping the space feeling open and bright. The kitchen itself is centred around a large island (notice the garbage/recycling center) and complemented by a massive pantry. One of the standout advantages here is the \$7000 APPLIANCE ALLOWANCE to be used through the builder's supplier. It's a meaningful opportunity to select finishes that match your style and truly make the kitchen your own from day one. The dining area sits just off the rear DECK, creating an easy flow for outdoor meals and relaxed evenings, while the living room offers a comfortable space to gather and unwind. Upstairs, a central FAMILY ROOM becomes a natural hub for movie nights or quiet downtime. The primary suite is set apart for added privacy, offering a calm and comfortable retreat with a generous WALK-IN CLOSET and a well-appointed 5 PC ENSUITE. Here, the finishings carry through with intention - you will love the large vanity w/ dual sinks, tiled soaker tub, and large walk in shower. Two additional bedrooms are well-sized, making them ideal for family, guests, or a growing household. A

secondary 5 pc bathroom w/ dual sinks adds functionality for kids or guests! UPPER LEVEL LAUNDRY offers a layer of convenience that quickly becomes essential. The basement with SIDE ENTRANCE remains unfinished, giving you the freedom to shape it into whatever you need next. Whether you envision a REC ROOM, home gym, or additional living space, the potential is there to grow with you over time. The DOUBLE ATTACHED GARAGE is great for keeping your vehicles safe all year long. This home features a 50/240v plug for a future electric car, as well as a conduit for future solar panels. Living in Logan Landing means stepping into a community that is just beginning to evolve. There is a sense of possibility here, with pathways, green spaces, and future amenities planned to support a connected and active lifestyle. With convenient access to major routes, nearby shopping, and the Bow River valley within easy reach, it offers a balance of accessibility and openness that is becoming harder to find. \*Some photos are virtually staged\*