



## 607 Buffaloberry Manor Calgary Alberta

\$724,775

Introducing The Abbott. 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 can offer up to 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 home 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! This open-concept home features an executive kitchen with built-in stainless steel appliances, a gas cooktop, an island with a waterfall edge, and a spacious walk-in pantry. The great room is highlighted by an electric fireplace and extra windows throughout the home, flooding the space with natural light. Upstairs, a vaulted bonus room creates an airy, open feel, while the primary bedroom offers a luxurious 5-piece ensuite with a tiled shower, soaker tub, and a bank of drawers. All bedrooms include walk-in closets, and the main floor flex room provides added versatility. Enjoy outdoor living on the rear deck with a BBQ gas line. The basement boasts 9' ceilings and a side entrance door for convenience. Photos are representative. (id:6769)

2pc Bathroom Measurements not available

Dining room 9.75 Ft x 10.50 Ft

Great room 10.50 Ft x 12.33 Ft

Kitchen 11.50 Ft x 9.33 Ft

Other 8.17 Ft x 8.83 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 15.00 Ft x 12.42 Ft

Bedroom 13.17 Ft x 10.50 Ft

Bedroom 10.50 Ft x 13.17 Ft

Bonus Room 14.50 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:  
Bode Platform Inc.

<http://bodecanada.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)