



## 579 Buffaloberry Manor Calgary Alberta

\$709,224

Welcome to the Birkley 3 -- a perfect blend of comfort, style, and modern living. This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. The main floor features LVP flooring and a bright, open layout anchored by a stunning kitchen with stainless steel appliances, gas range, chimney hoodfan, built-in microwave, a spacious island with pendants, and a walk-in pantry. The great room offers an inviting electric fireplace with a stylish wall detail and easy access to the rear deck. Large windows throughout the home fill every space with natural light. Upstairs, enjoy a vaulted bonus room and a serene 4-piece ensuite with a tiled shower, tile flooring, and quartz countertops with undermount sinks. The Birkley 3 delivers thoughtful design and elevated finishes throughout. 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 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. Photos are representative. (id:6769)

2pc Bathroom .00 Ft x .00 Ft  
Kitchen 10.58 Ft x 14.25 Ft  
Dining room 8.58 Ft x 13.33 Ft  
Great room 12.00 Ft x 13.33 Ft  
Primary Bedroom 11.67 Ft x 13.58 Ft  
4pc Bathroom .00 Ft x .00 Ft

Bonus Room 14.58 Ft x 13.67 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 9.50 Ft x 10.00 Ft  
Bedroom 8.42 Ft x 13.17 Ft  
Bedroom 8.33 Ft x 13.42 Ft

Listing Presented By:



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