

NOAH

Address

583 Buffaloberry Manor SE

Job#

230004

Total Sq. Ft. - 1612

Bedrooms - 4

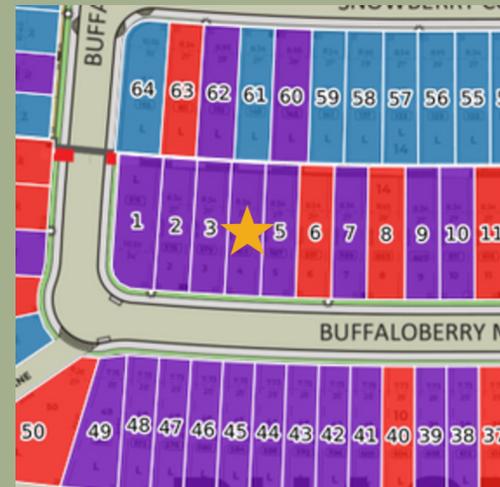
Bathrooms - 3.5

Garage - 2 Car

Floorplan



Elevation



Lot Location

Basement: 456 sq ft Main Level: 682 sq ft Upper Level: 930 sq ft



Alex Normandeau
Area Manager



Myla Sexton
Area Associate

Contact:

P: (403) 453-3042

E: loganlanding@sterlingcalgary.com

Features



Without the Wait homes offer the benefit of moving in sooner, plus include these extra perks:

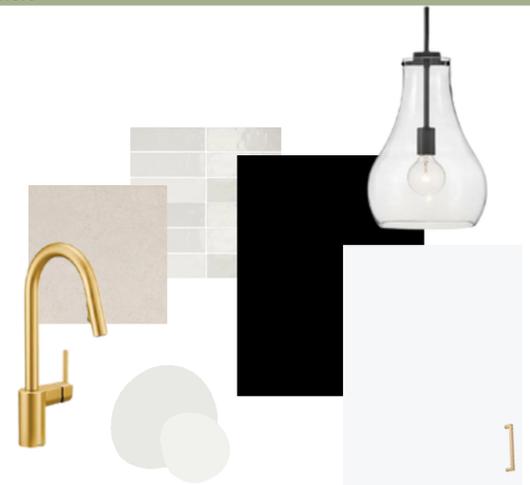
- **Curated Design:** Most popular floorplans and personalized interiors
- **Smart Energy:** Built-in energy efficiency and Smart Home features
- **Easy Move by Virtu:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

Home Highlights

- 2025 Specifications
- 9' basement ceiling
- Side entrance
- 1 Bedroom legal suite
- Rear deck with BBQ gas line rough-in
- Electric fireplace with drywall ledge
- Paint grade railing with iron spindles
- Vaulted ceiling in bonus room
- LVP throughout main floor
- Upper floor laundry
- Additional windows throughout

Kitchen Elements

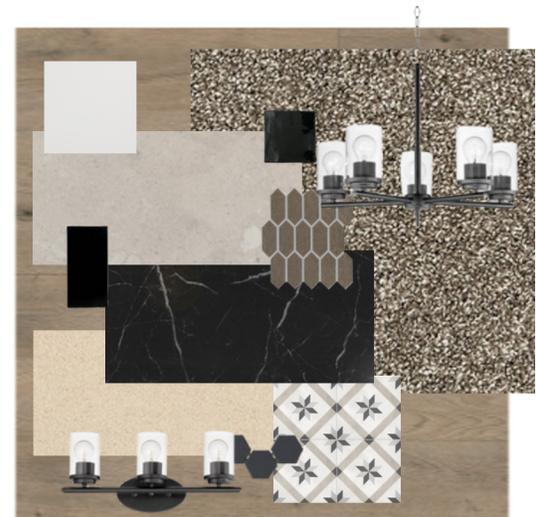
- Executive kitchen with stainless steel appliances
- Gas cooktop and fridge with ice/water
- Pendant lighting above island



Kitchen

Bathroom Elements

- 5-piece ensuite with soaker tub and bank of drawers
- Fully tiled ensuite shower with 2 glass walls, bench and swing door
- Tile flooring in ensuite
- Basement shower with tiled walls and fiberglass base



Home Interiors