



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

113 Whitetail Place
Shaughnessy, Alberta

MLS # A2215852



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,733 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms)	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, fans, garage door opener +2 remotes, shed, wood stove, window coverings, shelving in cold storage room, shelf in utility room

Welcome to Deer Run Estates - a serene community only minutes from Lethbridge that offers quiet acreage living and gorgeous, custom homes. This 1,733 sq/ft bungalow was built with an incredible attention to detail - from an ICF foundation (all the way to the roofline!), additional footings, raw edge wood throughout, high wind roof shingles, insulated garage doors and that's just the beginning! There is plentiful parking as you approach this 1 acre property with a triple attached, heated garage (with 16' x 8' and 10' x 10' overhead doors) big enough for boat storage! There's a cozy front porch enclosed with cedar planking and stepping inside you'll be wowed from the vaulted ceilings! An open concept living, dining and kitchen area are highlighted by the energy-efficient wood burning stove, an 8' live edge maple slab island and great views to the backyard. The kitchen is adorned with custom lighting and high end stainless steel appliances including a gas range! Down the hall there is a formal dining area that can be used as a flex space or even converted to a bedroom! The primary suite offers south-east views, a well sized walk-in closet and 4 piece ensuite. Continuing down the hall there's a 2 piece bathroom, office and laundry room/mud room that connects with the garage. Heading downstairs there's a walk-out family room to the gravel patio, 2 bedrooms (one with walk-in closet), 3 piece bathroom with built-in sauna, hobby room, cold storage room and you guessed it, more storage! The backyard was fully landscaped with 42 trees (apple, cherry, fir), strawberry and raspberry bushes, raised garden beds, a gardening shed, fire pit, and more. This tranquil backyard offers those with a green thumb a way to produce a TON of your own fruits and vegetables and still have room to host the whole family!

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