



GRASSROOTS
REALTY GROUP

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14 Deermeade Bay SE
Calgary, Alberta

MLS # A2220319



\$539,900

Division:	Deer Run		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,034 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Located in the established community of Deer Run, this four-level split duplex offers three bedrooms and two full bathrooms with over 1400 square feet of living space including the third level. All three bedrooms are on the upper level, including the primary bedroom with direct access to a private back balcony. The main floor features a wood-burning fireplace in the living room and a large bay window at the front of the home. Vinyl plank flooring runs throughout. On the third level, you'll find the laundry room, a 3-piece bathroom and additional living space with big windows and a built-in wet bar. The 4th level gives extra storage and access to the utility room. The furnace, hot water tank, water softener, and air conditioner were all replaced in 2020. There is no Poly B in the home. An oversized single detached garage sits at the back of the property and there are underground sprinklers in place. Conveniently located close to schools, playgrounds, and Fish Creek Park.