



GRASSROOTS
REALTY GROUP

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56 Deerview Place SE
Calgary, Alberta

MLS # A2227157



\$599,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Lawn, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Wet Bar		

Inclusions: shed, vacuum system & attachments

OPEN HOUSE SUN JUNE 22 2-4 Prime Location & fabulous view of large Park. Welcome to this charming 1,352 sq ft bungalow ideally situated on a quiet cul-de-sac in vibrant and family-friendly community of Deer Ridge. Step inside to discover a spacious sunny, south-facing great room featuring a classic brick-faced fireplace, seamlessly flowing into a west-facing dining area bathed in natural light & perfect for entertaining or relaxing with loved ones. Gleaming hardwood floors enhance the warmth and character throughout. The spacious country-style sized kitchen offers ample cabinet space and overlooks the patio. Three generous bedrooms on the main level include a primary suite with 3-piece ensuite and a walk-in closet. A 4-piece main bathroom completes the main level. A separate rear entry leads to the fully developed basement, where you'll find a large family room, wet bar, and a Franklin-style wood-burning stove & an ideal space for cozy nights or casual get-togethers. Two additional rooms with walk-in closets (windows not egress-sized) offer excellent space for guests, hobbies, or a home office, alongside a 3-piece bathroom. Step outside to enjoy your morning coffee on the south-facing front deck with beautiful park views, offering enjoy tennis, pickle ball, playground & soccer field. Host summer BBQs in your private backyard featuring mature trees, a concrete patio, grassy play area, shed, parking pad, and paved rear alley access. Key features & updates include: Furnace (2012), Hot Water Tank (2023), with (copper piping), Non-smoking, well-maintained home. Just a short walk to Don Bosco and Wilma Hansen schools, with Fish Creek Park minutes away for nature lovers. Enjoy quick access to major routes, nearby grocery stores, transit, and walking/biking paths. The strong local community association hosts events like movie nights at

Yellowslide Park with hotdogs and drinks included! This is a home that is full of heart, offering comfort, with a well laid out design in one of the best locations in the neighborhood!