



GRASSROOTS
REALTY GROUP

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2127 Deer Side Drive SE
Calgary, Alberta

MLS # A2227480



\$660,000

Division:	Deer Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,023 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows

Inclusions: BBQ set, Table pool

Make time to view this sprawling bungalow, ideally situated on a tree-lined street just steps from the serene beauty of Fish Creek Park and within walking distance of the local elementary school. Inside, you'll find a bright, open-concept layout featuring soaring vaulted ceilings, large windows that flood the space with natural light, and a cozy gas fireplace. Rich hardwood floors greet you at the front door and extend throughout the entire main level, adding warmth and elegance. The kitchen, updated a few years ago, is designed around a functional island topped with timeless granite countertops—perfect for cooking and gathering. Just behind the kitchen is a versatile family room that opens directly into a massive sunroom, which connects to the garage—ideal for year-round enjoyment and seamless transitions. Three bedrooms complete the main floor, including a spacious primary retreat with a full en-suite bathroom, plus an additional full bathroom for convenience. The fully finished basement offers even more space, featuring a games room, two additional rooms, another family room, and a full bathroom—plenty of room for guests, hobbies, or a growing family. Additional highlights include a generous 24x22 double garage accessed via a paved back lane, offering direct entry into the home—a practical feature for busy households. And there's more: the basement features new vinyl plank flooring, roof shingles were replaced 3 years ago, the furnace and air conditioner were upgraded in 2022, the attic has brand new insulation, the windows were replaced 7 years ago, and both the oven and garage door were replaced just last year. This home offers comfort, functionality, and lasting value in an unbeatable location. Don't miss it!