



GRASSROOTS
REALTY GROUP

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

232 Deer Run Close SE
Calgary, Alberta

MLS # A2232624



\$624,900

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | Deer Run | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,337 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Pie Shaped Lot | | |

Heating: Forced Air

Water: -

Floors: Ceramic Tile, Hardwood, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Aluminum Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: NA

Welcome to your new home in the wonderful community of Deer Run, where comfort and convenience come together in this charming bungalow. Spanning over 2,500 square feet, this property boasts 5 spacious bedrooms and 3 full bathrooms, providing ample room for family living and entertaining. Upon entering the main floor, you are welcomed by an open concept layout with rich hardwood flooring, while large windows, many of which have been recently replaced, flood the interior with natural light. The updated and well-appointed kitchen features a generous breakfast bar, elegant stone countertops, and brand-new stainless steel appliances. Ample cupboard and counter space ensure that meal preparation is a joy. Central to the living area is a striking two-way, wood burning, hand-stacked natural stone fireplace, creating a cozy atmosphere for both the living and dining spaces. The main floor also includes 3 well-appointed bedrooms, with the primary bedroom offering a three-piece ensuite bathroom. An additional four-piece bath serves the other bedrooms, ensuring convenience for family and guests alike. Stepping down to the fully finished basement, you will discover a massive recreation room featuring a charming, brick surround wood-burning fireplace. This level also includes two additional bedrooms, a four-piece bathroom, and a laundry room, providing everything you need for comfortable living. As well, the basement has a private side door entrance, making the property prime for possible secondary suite options. Step outside into the inviting backyard, where a wooden deck and stone patio provide ideal spaces for barbecues and gatherings. The large, fenced in grass area is perfect for children and pets to play, surrounded by mature flowering trees and shrubs that enhance the natural beauty of the setting. Additionally, this property

features a double detached garage and a long driveway, offering plenty of parking options for family and visitors. Situated in a mature neighbourhood, Deer Run is adjacent to Fish Creek Provincial Park, providing endless opportunities for outdoor activities such as jogging, biking, and dog walking. The extensive pathway system connects to all of Calgary, making it possible to bike along the river to downtown Calgary. For summer fun, Sicome Lake offers swimming, while the Bow River nearby is perfect for fishing enthusiasts. The Deer Run Community Centre provides a variety of programs and amenities, including tennis and pickleball courts, an ice rink, and more. Families will appreciate the close proximity to Deer Run Elementary, which is only a short walk away. With convenient access to major roadways such as Bow Bottom and Deerfoot Trail, this property is ideally located for both recreation and commuting. Embrace the chance to make this impressive bungalow in Deer Run your new home!