



**GRASSROOTS**  
REALTY GROUP

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

**731 Deercroft Way SE**  
**Calgary, Alberta**

**MLS # A2237626**



**\$685,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

**Inclusions:** Sauna and components, motorized window coverings and remote,

We're excited to present this amazing opportunity in the gorgeous neighbourhood of Deer Run! This big, modern, 4-bedroom, 3.5-bath home boasts 2,948ft<sup>2</sup> of total space. Highlighted by beautiful renovations and features like hardwood floors, shaker style cabinets, vinyl windows, a fireplace with water fall and a modern kitchen. The home is incredibly functional, with a spacious primary bedroom which features a walk-in closet, 5-piece ensuite bath and a huge laundry room. The home is loaded with unique characteristics, including a loft off the 2nd bedroom (the kids will love this), dual vanities, custom motorized window coverings, a big mud room with locker stalls, 220v wiring in the garage for EV-charging, and two separate man door entries from the insulated, double garage. The basement is fully developed with a wood burning fireplace, an additional bedroom, bathroom, and your very own sauna, complete with a shower. The private yard is a sanctuary, with gorgeous trees and gardens. There's enough space for the kids to play and you to relax and enjoy the tranquility. The location is superb, as you'll be walking or riding into Fish Creek, Sikome Lake and all the neighbourhood schools in no time at all. We're excited to find the next owner of this Deer Run home, and we'd love to accommodate your showing needs!