



GRASSROOTS
REALTY GROUP

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**655 deercroft Way SE
Calgary, Alberta**

MLS # A2239190



\$585,000

Division:	Deer Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,334 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Freezer in basement

A GREAT PRICE AND INCREDIBLE OPPORTUNITY TO OWN THIS WELL MAINTAINED OVER 2300 SQ FT DEVELOPED, 4 BED PLUS A DEN GORGEOUS BUNGALOW NESTED IN QUIET DEER RUN COMMUNITY NEAR FISHCREEK AND BOW RIVER SITUATED NEXT TO A LARGE TREED PARK. LOTS OF POTENTIALS, JUST A WALKING DISTANCE FROM PUBLIC SCHOOL. A GREAT PLACE FOR CHILDREN TO HAVE FUN AND PLAY OR JUST ENJOY THE QUIET TIMES WITH NO NEIGHBOURS ON ONE SIDE. THE SPACIOUS LIVING & DINING ROOM OFFERS NEWER HARDWOOD FLOORS & A 2 SIDED WOOD FIRE PLACE LEADS TO FAMILY ROOM AND KITCHEN WITH CENTER BREAKFAST ISLAND. A VERY OPEN AND FUNTIONAL FLOOR PLAN. MAIN FLOOR LARGE MASTER SUITE COMES WITH 3 PIECE ENSUITE AND AMPLE CLOSET SPACE. ALSO 2 BRIGHT GOOD SIZE BDRMS. A REMODELED 4 PCS BATH. THE LOWER LEVEL IS FULLY DEVELOPED COMES WITH A OFFICE/DEN AND A LARGE FORTH BDRM WITH BUILT IN DESKS WHICH IDEA FOR A PROJECT ROOM, ALSO A HUGE STORAGE. A LARGE GAMES/REC ROOM AND A 2 PIECE BATH. OUTSIDE YOU HAVE A NICELY LANDSCAPED YARD WITH MATURE TREES, A HANDYMAN DREAMS OVERSIZED 220VOLT SINGLE GARAGE & RV PARKING. ALSO A MOVABLE CUTE STORAGE SHED. YOUR PRIVATE SUNNY WEST FACING YARD PROVIDES A GREAT PLACE FOR A BBQ AND ENJOY THE REST OF SUMMER, OR JUST RELAX & SOAK UP THE SUN. ENJOY A COFFEE ON YOUR FRONT PORCH. THIS HOME JUST MINUTES TO ALL OTHER AMENITIES INCLUDES SHOPPING, COMMUNITY HALL & LOCAL TRANSPORTATION.

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