



GRASSROOTS
REALTY GROUP

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

3 Deerbrook Road SE
Calgary, Alberta

MLS # A2241902



\$597,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Deer Run | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,212 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, See Remarks, Storage | | |

Inclusions: N/A

Welcome to this beautifully maintained and updated 4-level split home, ideally situated on a spacious corner lot in the sought-after community of Deer Run. Fully developed with over 2,200 sq ft of living space plus incredible storage throughout, this home offers a rare blend of timeless character, thoughtful upgrades, and an unbeatable location—perfect for families or anyone seeking tranquillity with city convenience. The main level features a bright open-concept kitchen with a generous eating area, a traditional “L”-shaped living and dining room, beautiful hardwood and tile flooring, and a cozy corner brick wood-burning fireplace. Upstairs offers three spacious bedrooms, including a primary bedroom with an en-suite, and a fully renovated main bathroom. The third level features a fourth bedroom, a fully renovated bathroom, and a warm family room with a second wood-burning fireplace, clad in stone. The basement features a large recreation space, brand-new carpet, and ample storage options. Notable updates include new windows, fresh interior and exterior paint, a recently replaced hot water tank, and spray foam insulation in the attic for improved energy efficiency. Completing the package is an oversized 25' x 22' insulated, double-attached garage—ideal for Calgary winters. This is a move-in-ready home in a mature, tree-lined community surrounded by Fish Creek Park and the Bow River—offering endless pathways, green spaces, playgrounds, and more. A truly special property in an unbeatable setting. Surrounded by Fish Creek Provincial Park and bordered by the Bow River, Deer Run is one of Calgary’s most peaceful and family-oriented communities. Enjoy direct access to scenic walking and biking paths, including nearby Mallard Point. The area is filled with parks, playgrounds, tennis courts, and

outdoor rinks. Quiet crescents and mature trees shape the landscape, while local schools like Deer Run Elementary and Wilma Hansen Jr. High are just minutes away. Everyday amenities are close at hand at Deer Valley Marketplace and Southcentre Mall, with easy access to Deerfoot and Bow Bottom Trail. This is a rare opportunity to enjoy the perfect mix of nature, community, and convenience in a move-in-ready home. Call today to book your private showing!