



**GRASSROOTS**  
REALTY GROUP

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**14691 Deer Ridge Drive SE**  
**Calgary, Alberta**

**MLS # A2244370**



**\$659,995**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Deer Ridge                                       |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,487 sq.ft.                                     | <b>Age:</b>   | 1983 (42 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad              |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Low Maintenance Landscape |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Forced Air                                     |
| <b>Floors:</b>     | Laminate                                       |
| <b>Roof:</b>       | Asphalt Shingle                                |
| <b>Basement:</b>   | Finished, Full                                 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                       |
| <b>Foundation:</b> | Poured Concrete                                |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home |

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Hot tub

\*\*\*OPEN HOUSE - SATURDAY AUGUST 2ND 1pm to 4pm\*\*\*

14691

Deer Ridge Drive SE &ndash; Spacious Bungalow | 5 Bedrooms | 4 Bathrooms This inviting 5-bedroom, 4-bathroom bungalow in Deer Ridge blends comfort, practicality, and location. The main floor offers three bedrooms, including a primary with ensuite, plus another full bathroom. A welcoming front living and dining area is ideal for gatherings, while the sunken back family room with patio doors opens to the yard, making it a natural hub for everyday living. The kitchen sits at the center of the home, designed for both connection and function. Laminate flooring (installed 4 years ago) brings a clean, modern look throughout the main level. The lower level adds incredible flexibility with two oversized bedrooms, two full bathrooms, a huge rec room, laundry, and ample storage. The thoughtful layout provides endless potential &mdash; whether for extended family, teenagers, hobbies, or a future renovation. A second laundry area is also roughed in, waiting for your finishing touches. Step outside to your private backyard retreat &mdash; surrounded by mature trees with a large deck, natural gas BBQ hookup, fire pit, outdoor dining space, and hot tub (included!). Out front, enjoy low-maintenance landscaping with an underground soaker system, so you can spend more time enjoying the home and less time on yardwork. With a new brick front on the double garage, newer windows, and a roof replaced just 6 years ago, much of the heavy lifting has already been done. And thanks to this home's design, it stays cool in summer and warm in winter without the need for air conditioning. The location is the cherry on top: Fish Creek Park is just minutes away, offering endless trails for walking, biking, and year-round adventure. Families will love the nearby

schools, playgrounds, and amenities, plus quick access to Deerfoot Trail. With a bus stop right outside your door, commuting and school runs are simple. This home is perfect for a growing family, multi-generational living, or even room rentals with its spacious layout and private lower level. Deer Ridge is a welcoming, family-friendly community — and this home is ready to welcome its next chapter.