



GRASSROOTS
REALTY GROUP

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36 Deermeade Rd
Calgary, Alberta

MLS # A2246890



\$630,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,866 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Fridge, Dishwasher, Stove, Microwave, Hood Fan, Washer/Dryer

Nestled in the heart of Deer Run and surrounded by mature trees, this inviting two-storey split 4 bed 2 1/2 bath home blends comfort, style, and everyday convenience. The bright main floor features a welcoming living space with large windows, fresh finishes, and patio doors that open to a spacious deck which is perfect for entertaining or enjoying summer evenings. The kitchen is designed with quartz countertops, modern lighting, and ample storage, while the main floor laundry adds practicality to your daily routine. Central air conditioning keeps the home comfortable year-round, and the built-in central vacuum system makes upkeep a breeze. Upstairs offers a functional family layout with good sized bedrooms and plenty of natural light. The master bedroom has an attached ensuite with a gorgeous stand up shower. Completing the upstairs is the updated main bath that services the other two bedrooms. Outside, the private backyard provides room to relax, garden, or host family gatherings, while the mature neighbourhood setting gives a sense of peace and community. You'll love being steps from local schools, the community centre, and close to parks, pathways, and shopping. With its desirable location, thoughtful features, and move-in-ready appeal, this home offers an ideal opportunity to enjoy the best of Deer Run living