



GRASSROOTS
REALTY GROUP

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

**32, 14736 Deerfield Drive SE
Calgary, Alberta**

MLS # A2248215



\$389,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Deer Run | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,079 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 365 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, No Smoking Home | | |

Inclusions: N/A

OPEN HOUSE – Sat, Aug 16th 1:30–3:30 PM. Welcome to Deerfield Village in Deer Run! This beautifully maintained 3-bedroom, 1.5-bath townhouse offers approximately 1,500 sq. ft. of total living space, a fully fenced east-facing backyard, and direct access to a park. The main floor features gleaming hardwood floors, a fully renovated kitchen with granite countertops, stainless steel appliances, and an open-concept living/dining area with sliding doors to a large deck overlooking the park. Upstairs includes a spacious primary bedroom with organized closet, two additional bedrooms, and a renovated 4-piece bath with slate flooring. The fully finished basement offers a large rec room, laundry area, storage, and a renovated 2-piece bath. TWO OUTDOOR PARKING STALLS included. Close to schools, shopping, transit, and nature trails — this move-in-ready home is perfect for nature lovers and families alike!