



**GRASSROOTS**  
REALTY GROUP

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

**272 Deercliff Road SE**  
**Calgary, Alberta**

**MLS # A2253664**



**\$689,900**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Corner Lot, Garden, Greenbelt, V		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, Recessed Lighting		

**Inclusions:** basement fridge (as-is, needs repair/replacement), kitchen table in kitchen space, tv mounts, front garden ornaments, front garden red wheelbarrow, rain barrels, firewood

\*Open House - Saturday September 6, 1:30-3pm.\* Facing the ridge with views of Fish Creek Park! Welcome to 272 Deercliff Road and to this beautifully cared-for home in a prime location in Deer Ridge. This home is move-in ready with lots of fantastic renovations and updates. This corner lot with a front attached garage presents you with some of the best curb appeal on the street. Rich Hardie board siding (2023) offers a low maintenance, premium exterior for years to come. Also beautifully landscaped - there is real pride of ownership here. Front patio to enjoy views of the ridge and Fish Creek. Offering almost 2,350 square feet of developed space, this floor caters to established families or growing families. Generous entry space as you walk in with a convenient closet. Updated railings and a door to separate the main level from the basement, which is suited (illegal). The upper & lower levels feature updated laminate flooring throughout. A no carpet home is easy to maintain and means less dust. Seamless, level 5 flat ceilings throughout the main and lower level. Pot lights were also installed. Beautifully finished! The kitchen area is spacious and has all sorts of smart storage solutions. Three main level bedrooms - the primary features a brand new ensuite. The main bathroom is also updated. Great for busy families - mom and dad can have their own bathroom and so do your children. Many of the doors and door hardware have been updated, same with baseboards, casings, and trim. There are TWO laundry areas - one on the main and one in the basement. Two additional bedrooms in the basement with updated egress windows. Full bathroom, living area, full kitchen, and great storage. This basement both functions well for a suite (illegal) or as an extension of your main level living space. The home is also fully air-conditioned. The roof shingles were

replaced in 2023. Amazing west facing backyard features a vinyl fence, RV parking, fire pit area, and updated deck with new planks and railing. Having the garage in the front means you get a massive backyard. It would be easy to add a second garage back here and still have plenty of yard left over. Paved alley for easy access onto your RV pad. This is truly a prime location, with direct access to the ridge, Don Bosco School, Wilma Hansen School, and the crown jewel of the area, Fish Creek Park, where you'll enjoy over 100 km of scenic trails for hiking, biking, and cross-country skiing. Also great for swimming, fishing, picnicking, and observing local wildlife. This is such a quiet location, but you're not far from shopping amenities offered at Deer Valley Marketplace. What a fantastic opportunity for an affordable, turnkey home in one of the best locations in Deer Ridge!