



GRASSROOTS
REALTY GROUP

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

156 Deersaxon Circle SE
Calgary, Alberta

MLS # A2259821



\$589,900

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,749 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: BBQ & Adirondack Chairs

This beautifully upgraded 4-level split offers over 2,298 sq ft of developed living space and an oversized garage, tucked onto a quiet close with a park-like lot framed by mature trees including a White Ash Elm in the front yard and a Nan King cherry tree that produces fruit annually. Step inside to a bright front living room that welcomes the morning sun, flowing into a dining space and the heart of the home, the spacious eat-in kitchen, with oak cabinetry, stainless steel appliances and patio doors that open to the stunning and private fully fenced SW backyard oasis. Enjoy the lush greenery of mature trees and garden beds full of low maintenance perennials including rhubarb, enhanced by full grading, as well as a new roof and parging on the house completed in 2018. The yard is complete with 2 tier deck that offers a rare double gas line, perfectly set up for both a BBQ and a full-size fire table or heater for eating alfresco on cozy autumn evenings. Upstairs, you'll appreciate the extra-wide staircase and the convenience of a true laundry room located near the generous bedrooms, all with spacious closets that include built-in shelving. The primary suite features a walk-in closet and a stylish updated ensuite bath complete with quartz countertops. The lower third level offers a massive family room anchored by a brick fireplace that gives cottage vibes, a handy mudroom and a 2-piece bath with linen storage that's just off the oversized double garage. Down one more level, the basement is finished to the same standard as the upper floors, with a large rec room wired for home theatre, a fourth bedroom with an egress window, and ample storage. Set in one of south Calgary's best-kept secrets, Deer Run is embraced by Fish Creek Park and its countless amenities—Sikome Lake, the Bow River, Hull's Wood, The Rancho, and Annie's.

Bakery & Caf  . Families love having Deer Run Elementary just steps away, junior high close by in Deer Ridge, and an active community centre with year-round programs, squash courts, a skate park, and a winter ice rink  all surrounded by soccer fields, baseball diamonds, tennis courts, playgrounds, and endless walking paths. This is a neighbourhood where neighbours say hello, and weekend strolls often end with ice cream or fresh-baked treats in the park.