



**GRASSROOTS**  
REALTY GROUP

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**14656 Deer Run Drive SE**  
**Calgary, Alberta**

**MLS # A2261755**



**\$599,900**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Floors:** See Remarks

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Stone Counters, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Fish Creek Park Beacons You From Your Backyard! What a rare opportunity to "live on the park"! This exceptional updated 2 storey has many features that will thrill you! The grand living area has vaulted ceilings and an "open to above" view of the upper loft. Newer bamboo flooring. A formal dining room is set adjacently from the family room. With views of the park, the gourmet kitchen has granite counters, stainless steel appliances (incl. a brand new fridge). The family room showcases a stone wood-burning fireplace and large windows for viewing Fish Creek Park! The half bath with laundry room completes the main level. The upper level has an open loft area (could be converted to bedroom) with a new "triple pane" window, plus 2 large bedrooms and newer carpet. Upper deck is newly rebuilt! The 5 pc. ensuite bathroom has dual sinks. A 4 pc bathroom completes the upper level. The fully finished basement has new carpet. Enjoy the park-like yard that opens onto Fish Creek Park - Such a Rare Location! New shingles on home! Attached double garage has a new metal garage door. Fence is also newer. There are so many features to boast about this wonderful property!