



GRASSROOTS
REALTY GROUP

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1104 Deer River Circle SE
Calgary, Alberta

MLS # A2263124



\$769,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Deer Run | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,226 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Front, Insulated | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, U | | |

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|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Double Vanity, Jetted Tub, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: White Cabinet in Kitchen, Workbench in utility room, Concrete Bird Bath in Backyard.

Welcome to Deer River Estates, one of Calgary's finest hidden gems. This charming and exclusive neighborhood is known for its character, private access to Fish Creek Park, and it has even been home to a few NHL legends over the years. This 3-bedroom family home provides approximately 3,200 sq ft and is designed for comfort, functionality, and modern family living. Every detail has been carefully considered, with premium upgrades including new windows, a tankless hot water system, central air conditioning, a high-efficiency two-stage furnace, and rich cherry hardwood floors and much more. Flexible living spaces cater to every family's needs, such as unique upper loft perfect as a den, playroom, or home office. The functional U-shaped kitchen overlooks the living room with a cozy wood-burning fireplace, an eat-in area, and bar seating all bathed in natural light and offering views of the west-facing private fenced backyard. The upper level hosts a spacious primary suite measuring an impressive 11.5 x 19.5, complete with a walk-in closet and a 5-piece ensuite bathroom. An additional 2 bedrooms and full bathroom and the loft complete this upper level. The fully finished basement features an open rec room, a designated gym that can be converted into an additional bedroom, and a utility room with ample storage and a workbench offering flexibility to suit your family's needs. Outside this home has a unique feeling of privacy by facing a community greenspace and also the backyard backs onto a large greenspace with access to extensive walking trails and an off-leash area for pets. Freshly painted and move-in ready, this home is ready for its next chapter a place to create memories, celebrate milestones, and grow together as a family.

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