



GRASSROOTS
REALTY GROUP

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280 Deercliff Road SE
Calgary, Alberta

MLS # A2264811



\$599,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome to 280 Deercliff Road in the wonderful community of Deer Ridge. This rare corner-lot bungalow is perched above Fish Creek Park and features nearly 180-degree panoramic views that are truly amazing. Imagine spending hours on the front deck, taking in the scenery and peaceful setting. As you enter the home, you're greeted by site-finished hardwood floors and an open-concept layout that includes a living room, formal dining area and functional kitchen perfect for everyday living or entertaining. The spacious primary bedroom includes a convenient 2-piece ensuite, while two additional bedrooms and a renovated 4-piece bathroom complete the main level. Downstairs, the fully developed basement offers an illegal suite with two more bedrooms, a kitchenette and a 3-piece bathroom, ideal for extended family, guests or potential rental income. The backyard has been professionally landscaped with a patio and retaining wall, making it perfect for summer BBQs and outdoor relaxation. An oversized double heated garage with 60 amp power plus RV parking completes this incredible package. Brand new Furnace in 2024. Book your private tour today and experience the lifestyle this home offers.