



GRASSROOTS
REALTY GROUP

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132 Deersaxon Circle SE
Calgary, Alberta

MLS # A2265059



\$600,000

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,900 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Storage Shed, Security Cameras, Digital Thermostat, Digital Pin pads, TV Wall mounts, garage Shelving

Nestled in the heart of one of Calgary's most family-friendly communities, this spacious and lovingly cared-for 4-level split offers nearly 1,900 sq. ft. of comfortable, functional living space — perfect for a growing family. Designed with connection and everyday ease in mind, this home features 4 bedrooms and 3 bathrooms, ensuring everyone has their own space. Step inside to a bright, open main level where large windows fill the living and dining areas with natural light. The beautifully upgraded kitchen is the heart of the home, with abundant cabinetry, stainless steel appliances, and plenty of prep space for weeknight dinners or weekend gatherings. Upstairs, you'll find three inviting bedrooms, including a serene primary suite with its own private ensuite and a peaceful patio overlooking the backyard — an ideal spot for your morning coffee. The third level is made for family time, with a cozy wood-burning fireplace that sets the tone for movie nights or game nights. A fourth bedroom on this level offers flexibility for a home office, guest room, or playroom, along with a full bathroom and convenient laundry area. The lower level adds even more possibilities with a large recreation space and a dedicated workshop or storage room. Outside, the fenced backyard is a private retreat — perfect for kids and pets to play, hosting summer BBQs, or simply relaxing under mature trees. The sunny deck offers space to unwind, with no neighbours behind for added privacy. A double attached garage adds everyday convenience, and the charming front balcony enhances the home's curb appeal. Tucked away on a lovely street, you'll enjoy easy access to parks, playgrounds, schools, and all the wonders of Fish Creek Park — all just moments away. With recent updates including most windows (2013), shingles (2018), siding (2013), and a

newer hot water tank (2024), Fireplace WETT Certification 2025 and new central Vacuum this home is move-in ready. A wonderful opportunity to settle into a welcoming community where families thrive and nature is right on your doorstep.