



GRASSROOTS
REALTY GROUP

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19 Deermoss Place SE
Calgary, Alberta

MLS # A2267808



\$740,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Outdoor swing set, Piano, Storage Shed, Wooden playhouse, Shelving in the living room, dresser in the closet

Welcome to 19 Deermoss Place SE, a WELL-MAINTAINED two-storey home, perfectly located on a QUIET CUL-DE-SAC in the heart of Deer Run. Step inside to find a bright and welcoming main floor with UPDATED FLOORING and a spacious living room featuring large bow windows (updated in 2024) that fill the space with natural light. The kitchen is a real highlight, with a quality Jenn-Air GAS OVEN, plenty of cabinets, and a nice view of the backyard. Next to the kitchen, the cozy family room has a GAS FIREPLACE and opens directly onto a back deck, perfect for relaxing or hosting summer BBQs. Upstairs, there are FOUR GOOD-SIZED BEDROOMS, including the primary suite with a 4-piece ensuite, walk-in closet, and access to a LARGE ROOFTOP DECK, a great spot the owner's retreat. The other three bedrooms and a full 4-piece bathroom complete this level, providing lots of room for family and working space. The FINISHED BASEMENT adds even more space, with a cozy family room, an extra bedroom, and a large recreation area, ideal for workouts, hobbies, or a playroom. This home has many updates, including SOLAR PANELS (installed May 2023), NEW WASHER AND DRYER (2024), and UPGRADED ATTIC INSULATION (R56 in 2018). It also has two furnaces and two hot water tanks for better comfort and efficiency. Enjoy the quiet of cul-de-sac living, just minutes from parks, schools, and all the amenities Deer Run has to offer. Best of all, FISH CREEK PROVINCIAL PARK IS ONLY 2 MINS AWAY, perfect for walking, biking, and spending time outdoors.