



GRASSROOTS
REALTY GROUP

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343 Deer Side Place SE
Calgary, Alberta

MLS # A2270405



\$900,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,782 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Vinyl Windows, Wet Bar		

Inclusions: Dishwasher & Refrigerator in Basement, Plastic Storage Shed, Wooden Storage Shed, Log holder shelf on side of house, Storage Shelves in Garage, Landscape Lighting, Sauna- AS IS, Nest doorbell, Gas heater in garage, TV Mount x 1

This exceptional updated 5 bed/3.5 bath + office two storey home, in the highly desirable & mature Deer Run Estates is a must see! Located on a quiet cul de sac, the home sits on a huge pie lot, and perfect for a family at any stage of life. Walking up to the home, you'll appreciate the flagstone walkway, Gemstone lighting, widened driveway for plenty of parking & new overhead garage door on the heated & insulated double attached garage. The first things to catch your eye upon entry is the soaring ceilings, full wall of windows & grand staircase with rock feature wall, gorgeous modern chandeliers and engineered hardwood & luxury vinyl plank flooring. The generous open concept living & dining spaces with wet bar is ideal for hosting large gatherings with family & friends. The fully renovated kitchen features modern two tone cabinetry, all new appliances with an induction range & convection oven (but also has a gas connection in behind), quartz counters and breakfast nook with new lighting. The sunken family room features a large bay window & wood burning fireplace with mantle and built in bookcases on either side, a great spot to enjoy a family movie night. A main floor office/bedroom, laundry area, updated powder room & mud room area complete the main floor. Upstairs you'll find a large bonus area, perfect for the teens in your life to relax. The serene primary suite features a generous sleeping area with large bay window overlooking the private backyard, and good sized walk in closet. The fully renovated spa-like ensuite features a double vanity w/quartz counters, huge glass steam shower, soaker tub to unwind in at the end of the day, in-floor heat and loads of additional cabinetry. Two large secondary bedrooms & 5 pc main bath complete the upper level. In the lower level you'll find an illegal suite with full kitchen, large bedroom, games area & large recreation

area with a second wood burning fireplace flanked by built ins, plus a huge 4 pc bath. Off the kitchen the west facing backyard oasis is calling! There you'll find a expansive composite deck with plenty of space for dining al fresco and large lounging area. The large pie shaped yard features newer fencing, artificial turf for kids & fur babies to play, a large flagstone fire pit area (matching with the front flagstone work), landscape lighting, extensive landscaping, drip line irrigation in the gardens, gas line connectors on two sides of the home and two storage sheds. Ideally located a quick walk to Fish Creek Park Bow Valley Ranch & the Bow River, Deer Run Community Centre & tennis courts, and a playground just a block away. Additionally, the home is located close to Deer Valley Marketplace with it's updated shops, restaurants/pubs, Co Op grocery, medical & dental services, fitness center, family fun center & schools/daycares make this the perfect family community. Commuting is a breeze with easy access to Bow Bottom Trail and Deerfoot Trail. Book your showing today!