



**GRASSROOTS**  
REALTY GROUP

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**92 Deermeade Road SE**  
**Calgary, Alberta**

**MLS # A2271378**



**\$859,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Deer Run               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,065 sq.ft.           | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Shingle                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** hot tub

WELCOME HOME!!!! Perfectly positioned at the quiet end of Deer Run and just steps from the Bow River and the endless trails of Fish Creek—Canada's largest provincial park—this COMPLETELY RENOVATED luxury home is truly exceptional. Every inch has been thoughtfully redesigned for effortless, elevated living. A grand entrance with vaulted ceilings and a custom staircase sets the tone. The main floor offers two inviting family rooms, a charming formal dining space, and a chef-inspired kitchen with expansive counters, a large breakfast bar, and premium finishes. With four bedrooms—including three upstairs—the home is ideal for families. The oversized primary suite features a custom walk-in closet and a serene, spa-like ensuite. The fully finished basement adds impressive versatility, complete with a full wet bar and generous recreation spaces for movies, games, or entertaining. Outside, enjoy a large private backyard with a deck, hot tub, shed, and plenty of space to unwind. With brand-new windows, updated electrical and plumbing, and a fully reimagined interior, this home offers luxury paired with total peace of mind. Steps from the Bow River, miles of running, biking, and hiking trails, and close to a top-rated school, community amenities, and easy Deerfoot access—this is an extraordinary home in an unmatched location.