



GRASSROOTS
REALTY GROUP

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128 Deermoss Crescent SE
Calgary, Alberta

MLS # A2273456



\$699,900

Division:	Deer Run		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,602 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

FULLY RENOVATED | DEVELOPED BASEMENT WITH WOOD BURNING FIREPLACE | GORGEOUS KITCHEN WITH SLIDING DOORS TO DECK | OPEN CONCEPT | PRIVATE SOUTH-FACING BACKYARD | Beautifully updated interiors create a warm and inviting atmosphere throughout this thoughtfully redesigned home offering an open concept layout, modern finishes and a bright south backyard. Luxury vinyl plank flooring flows throughout all levels, and corner windows fill the living room with natural light, encouraging relaxation and easy conversation. Clear sightlines into the dining area support seamless entertaining and effortless family meals. A stunning kitchen anchors the main floor with sleek 2 toned cabinetry, stone counters, a waterfall edge island and stainless steel appliances, all positioned to overlook the deck for a natural indoor-outdoor connection. The second level introduces a spacious bedroom with a custom walk-in closet and a stylish 3 piece bathroom, giving guests, teens or extended family a comfortable private space. Another level up, the indulgent primary retreat delivers a generous footprint, a custom walk-in closet and a luxurious 4 piece ensuite designed for everyday comfort, while the 3rd bedroom sits nearby for children or a home office. Practical function continues on the lower level with interior access to the double attached garage, a convenient laundry area and a separate entrance. The basement mirrors the home's contemporary style with a huge rec room offering abundant space for movie nights, games and relaxed gatherings beside the cozy wood burning fireplace. A wet bar enhances hosting and makes snacks and drink refills effortless, complemented by a well-appointed 3 piece bathroom. Outside, mature landscaping elevates the sense of privacy while a massive 2 tiered deck provides

space for barbequing, unwinding and soaking up the sunny south exposure. The large yard gives kids and pets room to play and garden enthusiasts room to create. This quiet Deer Run location is surrounded by endless recreation from the pathways of Fish Creek Park to the beach at Sikome Lake. Walk to Deer Run School, transit, an off-leash dog park, the community centre and numerous shops and restaurants. Nature trails, Annie's Caf e; and The Bow Valley Ranche sit moments away, offering simple lunches, ice cream treats, coffee dates and elevated dinner experiences. This beautifully updated home delivers comfort, style and everyday convenience in one of Deer Run's most naturally connected settings.