



GRASSROOTS
REALTY GROUP

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171 Deerfield Drive SE
Calgary, Alberta

MLS # A2278339



\$329,900

Division:	Deer Ridge		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	778 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: N/A

*** LOCATION, LOCATION, LOCATION *** Backing green-space with Deer Run Elementary School within a short walk around the corner*** 3 bedroom + 2 full-bath townhome with sunny south-west exposure backing directly onto mature treed greenspace with walking trails to Fish Creek Park. Views of the green-space from the spacious dining room, primary bedroom and back deck. The kitchen has been renovated with painted wood cabinets, subway tiled back-splash, quartz counters and updated plumbing fixtures and sink. Two generous-sized bedrooms off the kitchen both have hardwood floors and share a full bath with new flooring. The main level living room has vaulted ceilings, hardwood floors and a large south-west facing window for lots of natural light. The lower level is fully finished and features a large family room with charming gas fireplace, third bedroom and second full bathroom. A crawlspace with ample in-suite storage and separate laundry room completes the lower level. The private yard is fenced and perfect for the kids to play. Well maintained with some fresh paint, new doorknobs and hardware. Check out the floor plan in the photos! ***AMAZING LOCATION, close to schools, shopping, public transportation and additional street parking. Shows 10/10..!!!