



**196 Deersaxon Circle SE  
Calgary, Alberta**

**MLS # A2284902**



**\$569,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed, Gazebo

Welcome to this 4-level split located in the established community of Deer Run. As you enter, you are greeted by a bright, generously sized living room with a vaulted ceiling that flows into the formal dining area. The U-shaped kitchen offers ample cabinet and countertop space and connects to a breakfast nook/eating area. Upstairs, you will find an open office area overlooking the main level, ideal for working from home. The primary bedroom is spacious enough to accommodate a king-sized bed and features a good-sized closet along with a cheater door to the main bathroom. A second good-sized bedroom completes this level. The third level features a walkout with a large family room, games area, gas fireplace, and a full bathroom. Patio doors lead to the south-facing backyard with a concrete patio, firepit, gazebo, and plenty of space to make it your own. The yard offers a good amount of room for outdoor living. The fourth level provides additional storage space. Recent updates include vinyl plank flooring and a renovated bathroom on the third level. The driveway provides ample off-street parking. Conveniently located close to Fish Creek Park, walking paths, schools, and with easy access to amenities.