



**47 Deersaxon Road SE
Calgary, Alberta**

MLS # A2293712



\$529,900

Division:	Deer Run		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,109 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Perfectly located directly across from a playground on a quiet street lined with soaring mature trees, this beautifully updated Deer Run home offers comfortable family living in an exceptionally convenient location. Thoughtful updates across all 3 levels create a move-in ready space that balances warmth, function and everyday practicality. Wide plank laminate flooring introduces the main level while large corner windows allow natural light to pour into the inviting living room throughout the day. A wood burning fireplace creates a cozy focal point that naturally draws family and friends together on cooler evenings. Designer lighting highlights the adjacent dining space where open sightlines support both casual meals and relaxed entertaining. Neutral cabinetry keeps the kitchen bright and functional while a window above the sink brings in natural light during daily routines. Glass tile backsplash detailing adds a modern touch while the efficient layout keeps cooking and prep comfortably organized. Privacy and comfort continue upstairs where the primary retreat features a walk-in closet along with its own updated powder room, eliminating late night trips down the hallway. Two additional bedrooms offer flexible space for family members, guests or a dedicated home office while a beautifully renovated 4-piece bathroom serves the upper level. Movie nights and casual gatherings find their place in the spacious basement recreation room where a wood burning stove adds warmth and character. A full 3-piece bathroom enhances convenience while generous storage helps keep seasonal items neatly organized. Outdoor living extends to the distinctive herringbone deck, an inviting place to barbeque, relax or host summer get togethers. The fully fenced yard space allows kids and pets to play freely while the heated double detached garage provides secure parking and additional storage.

Additional upgrades include a new furnace and electrical panel in 2023 and a new hot water tank in 2020. Exceptional walkability connects this home to Deer Run School, transit, the community centre and a nearby off-leash dog park. Nature lovers will appreciate the close proximity to Fish Creek Park where scenic pathways wind through one of Calgary's most treasured natural landscapes. Annie's Cafacute; within the park offers a casual stop for coffee, lunch or ice cream while The Bow Valley Ranche Restaurant creates a memorable setting for special evenings out. Summer days are easily spent at nearby Sikome Lake, only a 5 minute drive away, where sandy beaches and calm water create the perfect place to unwind. Truly an outstanding location for this beautiful, move-in ready home!