



**28 Deercross Way SE
Calgary, Alberta**

MLS # A2300576



\$650,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,754 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Many Trees, St		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: N/A

Are you tired of the same boring cookie-cutter homes or soulless reno flips saturating the market? You ever think, "they don't make them like they used to"? Well, this is your chance to own a TRUE, QUALITY-BUILT CHARACTER HOME in one of the best-located & community-driven neighbourhoods in all Calgary! 28 Deercross Way is coming to the market for the first time in almost 20 years, offering 4 bedrooms and 3.5 bathrooms, a DOUBLE ATTACHED GARAGE, a FULLY DEVELOPED BASEMENT, and OVER 2280 TOTAL DEVELOPED SQUARE FEET! Fastidiously maintained over the years, WARMTH and PRIDE OF OWNERSHIP are evident from the moment you step through the front door. The well laid-out, classical kitchen has space for all your cooking needs including its own breakfast table for the family; while the ample dining area and living room provide the perfect setup for everyday living and hosting friends & family when needed. Just a few steps down, a cozy, sunken living space awaits, complete with a custom built-in bookshelf and a charming fireplace that practically begs for quiet evenings, good books, a glass of your drink of choice, and relaxed conversations with the people that matter. Upstairs, your oversized primary bedroom offers the ideal place to recharge, with a spacious walk in closet and of course the 4 piece ensuite that you know you shouldn't compromise on. Also upstairs, find an additional 2 bedrooms and one full bathroom, perfect for a growing family or a dedicated space to those working from home. The basement is fully developed with an additional bedroom and full bathroom, ready for any guests staying over. Last but not least, is spending time outdoors important to you? From a large composite deck with its own private gazebo, to a generous backyard lawn designed for weekend BBQs

and making memories on long summer nights, your new place has every base covered. But in case you need a bit more, did you notice FISH CREEK PARK being less than 5 minutes walking distance from you? With over 100 kms of trails, you don't need to drive an hour away to Canmore or Banff, just step out your front door. Location is indeed one of Deer Run's strongest cards, and that's why we have rarely seen more than 5 detached homes listed any given month for the last few years: people put down roots here. Picture a neighbourhood where neighbours truly look out for one another, whether it's lending a hand, sharing a laugh, or building lasting friendships; this is community the way it's meant to be. All the above to say this: This is a home you must experience in person. With a level of care that is rarely seen anymore, 28 Deercross Way is both MOVE-IN READY while also providing room and good bones to put your own personal touch if you desire. Call your Realtor of choice and book your showing today.