



**8 DEERWOOD Road SE
Calgary, Alberta**

MLS # A2301747



\$649,900

Division:	Deer Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,323 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Storage, Sump Pump(s), Suspended Ceiling, Vinyl Windows, Wet Bar		

Inclusions: Shed, Greenhouse, Blinds, Draperies, Tv Wall Mounts, Alarm System not on a contract, 2 Garage Controls, Vertical heater in the Garage.

WELCOME to this IMMACULATE BUNGALOW offering 1,987 SQ FT of DEVELOPED LIVING SPACE & feat. 3 BEDROOMS + 3 BATHROOMS, a DOUBLE ATTACHED HEATED and INSULATED GARAGE + set on a HUGE 5,414 SQ FT LOT in the FRIENDLY community of DEER RUN!! This BEAUTIFUL HOME showcases AMAZING CURB APPEAL w/a LANDSCAPED lawn + MATURE TREES that create a warm, welcoming first impression. Step inside to a bright foyer that opens into an inviting living room & anchored by a COZY STONE FIREPLACE w/CUSTOM WOOD FEATURE WALL & the perfect place to gather, unwind + enjoy evenings by the fire w/family + friends. Rich HARDWOOD FLOORING adds warmth, while the LARGE BAY WINDOW fills the space w/NATURAL LIGHT + creates a peaceful, relaxing atmosphere. The layout offers a SPACIOUS, FUNCTIONAL FLOW ideal for both everyday living + entertaining & seamlessly connecting into a warm dining area, perfect for sharing conversation + enjoying MEANINGFUL MEALS in a setting that feels comfortable, connected + truly like HOME. The NEWLY FULLY RENOVATED kitchen is truly the HEART OF THE HOME & showcasing STYLISH WHITE CABINETRY, NEW SS APPLIANCES, NEW QUARTZ COUNTERTOPS + a CENTRAL ISLAND w/BUILT-IN STORAGE + BREAKFAST BAR & perfect for quick mornings or casual gatherings & w/direct access to the back deck for easy indoor-outdoor living. Down the hall, the primary bedroom offers a RESTFUL, PRIVATE RETREAT & complete w/2 CLOSETS + a 4PC ENSUITE & designed for comfort + everyday ease. The 2ND + 3RD bedrooms are both GENEROUSLY SIZED, ideal for family, guests or a HOME OFFICE, + are complemented by a CONVENIENT 4PC main bath. The

partially developed basement expands your living space w/a LARGE FAMILY ROOM + WET BAR — perfect for movie nights, entertaining or simply unwinding at the end of the day — plus a versatile FLEX ROOM connected to a 4PC bathroom, ideal for guests, hobbies or a home gym. A dedicated laundry + utility area offers added functionality, while 2 SEPARATE STORAGE ROOMS provide plenty of space for seasonal items + organization — ensuring everything has its place. Improvements: Furnace (2010), Windows + Doors (2015), Roof (2023), Sump pump (2025), Newer shed. Step outside to a PRIVATE BACKYARD OASIS — beautifully landscaped w/winding stone pathways, MATURE TREES + garden beds that create a SERENE, storybook setting. Enjoy the expansive deck + lower patio — perfect for relaxing, entertaining or cozy evenings under string lights — plus a GREENHOUSE + shed for gardening enthusiasts. A truly PEACEFUL, INVITING outdoor space designed to relax, unwind + enjoy nature at home. Ideally located near Fish Creek Park, schools, shopping + everyday essentials — plus nearby playgrounds, recreation centres, transit + local dining — w/quick access to Deerfoot Trail — offering the perfect balance of CONVENIENCE, CONNECTIVITY + OUTDOOR LIFESTYLE right at your doorstep. This home delivers SPACE, COMFORT + VERSATILITY — all in a welcoming, established community — ready for you to move in + enjoy. BOOK YOUR SHOWING NOW!