



**14775 Deer Ridge Drive SE
Calgary, Alberta**

MLS # A2301857



\$525,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,196 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

****OPEN HOUSE Saturday April 25th 12pm-4pm**** Welcome to this move-in ready detached bungalow in the desirable community of Deer Run, offering 4 bedrooms and 2.5 bathrooms. Freshly painted with brand new carpet, this home is move-in ready and perfect for buyers looking to add their own personal touch. The main floor features a bright and functional layout with three bedrooms, a full bathroom, and a convenient half bath ensuite. The open-concept living and dining area flows seamlessly into the kitchen, with direct access to the spacious backyard—ideal for everyday living and entertaining. The fully finished basement offers a large recreation room, an additional bedroom, a full bathroom, and an expansive storage area, providing plenty of space for growing families or guests. Outside, the generous sized backyard is a true blank canvas with endless potential to create your dream outdoor space. Notable updates include roof repairs (2018), furnace (2018), hot water tank (2018), and central air conditioning (2018). The property also features a long side driveway along with ample street parking. Ideally located within walking distance to shops, restaurants, and amenities, and just steps away from Fish Creek Provincial Park, this home offers the perfect balance of convenience and nature.