



**2608 Deer Side Drive SE  
Calgary, Alberta**

**MLS # A2302759**



**\$800,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,293 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated, Oversized, Workshop in Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Garden		

<b>Heating:</b>	Central, Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, French Door, Kitchen Island, No Smoking Home		

**Inclusions:** Rain barrel, fire pit, Garage cabinets and shelving,

Welcome to Deer Run Estates. This is the kind of home people wait for. Set in a mature neighborhood with great neighbors, this location is hard to beat. You are just steps to Fish Creek Provincial Park and the Bow River with endless pathways, nature, and quick access to schools. With over 3,500 sq ft of developed space, you get the room you need without compromise. Inside, you have 4 bedrooms, 3.5 bathrooms, and a dedicated gym. It is set up for real life, whether that is a growing family, working from home, or just wanting space that actually works. A simple way to add value and make it your own. Step outside and it gets even better. A gorgeous treed yard, large deck, fire pit area, and dog run make this space feel private and ready to enjoy right away. The garage is a standout. Huge space, a massive storage area above, and a separate paint shop in the back. If you need room for tools, toys, or projects, this checks the box. Air conditioning with a heat pump keeps things comfortable year round. Homes like this do not come up often in Deer Run Estates, especially this close to Fish Creek.