



**19 Deermont Place SE
Calgary, Alberta**

MLS # A2137890



\$625,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,194 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Freezer in the basement

Welcome to 19 Deermont Place, located on a quiet, family friendly cul-de-sac, this beautiful property comes with 2,322 sq.ft of living space. On the main floor you are welcomed by a large living room and kitchen area complete with bay windows that offer an abundance of east facing natural morning sunlight. Upstairs, we have the master bedroom with a half ensuite bathroom, two large additional bedrooms, and a 4pc bathroom. Down in the basement, we have a newly renovated bathroom and a large recreational area with a beautiful natural fireplace perfect for those board game nights with the family. In the lower level, we have a multipurpose room that can be used as a guest suite/fourth bedroom. The enormous backyard with tall trees offers plenty of privacy and is perfect for hosting a BBQ party with your friends. Upgrades and additions completed over the years include new windows & doors (2024), new roof (2023), new water softener (2023), new washer (2023), new hot water tank (2022). The furnace has had many parts replaced and still runs perfectly. This home is in a prime location and is a 5 min drive to Fish Creek Park and only a 1 min walk to Don Bosco school, soccer/baseball field, and the hockey rink. Don't miss the opportunity to make this your new home!