



**GRASSROOTS**  
REALTY GROUP

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1252 Deer River Circle SE  
Calgary, Alberta

MLS # A2145839



**\$759,900**

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,934 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Wood Windows		

Inclusions:	Freezer in basement
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Original Owner in Deer River Estates, backing onto Fish Creek Park. Welcome to 1252 Deer River Circle SE located in the family friendly area of Deer Run in Deer River Estates. This 2 story home has 1934 Sq. Ft on the upper 2 levels, including 3 Bedrooms on upper floor, great for young families. Main floor features vault ceilings in the formal dining + living room, a main floor Den, main floor laundry area in the 1/2 bathroom, a large kitchen with Oak cabinets, + breakfast nook that leads to the east facing deck, onto Fish Creek Park. The main floor family room has a brick faced Fireplace, with oak cabinets + wainscoting, great wood working throughout the home. The double attached garage is 21 x 21 Ft + is drywalled. Backyard is private with mature trees, large wood deck, flower beds, + fenced. Basement is waiting for your personal touches + has plenty of room for storage. This is a special opportunity for the next family to come into a great location + make some updates to the home.