



**315 Deer Side Place SE
Calgary, Alberta**

MLS # A2151829



\$709,900

Division:	Deer Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,602 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Gentle Slopi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Parquet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Wood Windows

Inclusions: Three bar stools, small freezer, & tall storage unit in utility room. Bird bath and outdoor bench.

Welcome to this charming home with 4 bedrooms and 3 full bathrooms. Enjoy a total of 2547 sq. ft. of living space. Updates have been completed throughout. The sunny living and dining rooms have vaulted ceilings and wall to wall carpet. The kitchen updates include granite counters, undermount double sink, soft cream cabinets, breakfast bar, and cushion vinyl plank flooring. The kitchen overlooks the family room which features an impressive floor to ceiling stone gas fireplace, modern decorative moldings and hardwood floors. Sliding patio doors in the family room open to a freshly stained wrap around deck. A laundry room, pantry, closet, side door to the backyard, and stairs to the lower level are located just off the family room. The primary bedroom is spacious, with a vaulted ceiling, wall to wall closet and a patio door to the deck. The ensuite has an updated vanity, vinyl floor and roomy shower with dual shower heads. The second and third bedrooms have double closets and cork flooring. They share a lovely updated 4pc bathroom and a linen closet. The finished basement includes a carpeted recreation/games area with pine wainscoting and parkay flooring, a 4th bedroom (non-egress window), large office, bright 3pc bathroom, a storage room and utility room. Double attached garage with hot and cold water, recently stained cedar siding (2022), and mature landscaping add to this home's appeal. New roof in 2013 and new furnace induction motor (2018). Close to playgrounds, schools and shopping. Fish Creek Provincial Park, Sikome Lake, and Fish Creek pathways are minutes away to explore!