



**141 Deer River Place SE
Calgary, Alberta**

MLS # A2155645



\$774,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	1988 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, LA		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings, Mirrors in Bathrooms, Shelving in Basement Bathroom, Garage Door Opener, Garage Door Controls, Wood Play Structure, Shed, Shelving/Cabinets in Garage

Discover this 5-bedroom, 2.5-bathroom home nestled in a serene cul-de-sac with a massive pie lot that's just shy of a quarter-acre. With over 3000 sq ft of developed living space, this home is sure to impress. The main floor boasts vinyl plank flooring, wainscoting, a spacious living room with bay window, and a formal dining room with French doors, perfect for family gatherings. The kitchen is the heart of the home with granite countertops, stainless steel appliances, an island, and a cozy breakfast nook. Adjacent to the kitchen, the family room invites you to relax by the gas fireplace on cold winter nights, with patio doors that open up to your expansive deck, extending your summertime entertaining space outdoors. Relax in your private backyard with views of Fish Creek Park and tons of room for the kids to play. A renovated powder room and full laundry room with extra storage finish the main level. Upstairs the primary bedroom features a large walk-in closet fully renovated 5-piece bathroom. The second floor is completed with an office nook, four additional generously sized bedrooms, including a versatile large bedroom with vaulted ceilings that can serve as a bonus room. The fully finished basement offers a spacious rec room, updated 4-piece bathroom, flex room, and a den, providing ample space for a home office, guests, or accommodating a large family. Recent updates over the last five years include appliances: dishwasher, washer and dryer, carpet, ensuite, powder room, furnace, windows, and gas fireplace insert. There's still room for your personal touches and potential for customization, in a space that reflects your style. An attached double car garage with additional space for RV parking rounds out this fantastic property. This home is just steps away from the Bow River and walking paths, offering a peaceful and picturesque setting. Don't miss out on this incredible

opportunity to make Deer Run your new home!