



**151 Deer Park Place SE
Calgary, Alberta**

MLS # A2161907



\$629,900

Division:	Deer Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,457 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Paved, P		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

Inclusions: Fridge in basement & 3 mirrors & shelving.

Welcome to a well maintained, custom built bungalow located on a cul-de-sac street within walking distance to Fish Creek Park. Nicely situated with a west back yard & only a few steps away from the athletic park, elementary school & community centre. The traditional floor plan offers 1456 sq.ft of living space & has had many improvements over the years. The attractive curb appeal & neat exterior only reflects how this second owner has maintained the home with pride of ownership. Walking under a covered front entrance & entering through a newer front door the home feels bright & clean, the spacious formal living room & separate dining room can easily accommodate those family gatherings. The updated u-shaped kitchen is very functional with white appliances, OTR microwave, garburator, pantry, double sinks & looks out into the back yard. Adjacent is a breakfast nook that overlooks the sunken family room that offers many future cozy nights around a central gas/log fireplace. From the family room garden doors a new large, private deck with gas BBQ hook-up & a flat lawn lends itself to warm summer entertaining. The spacious primary bedroom with a 2 piece ensuite & walk-in closet was expanded into another bedroom but could easily be turned back into a third bedroom if needed. The second bedroom is currently used as an office & across the hallway is a 4 piece bathroom. The basement has a bedroom/ recreation room, (window not to code) roughed in plumbing & laundry area, the rest is undeveloped waiting for the new owner to make it their own. The paved back lane leads into an oversized double detached garage that can provide plenty of room for cars, tools & toys. Deer Run Plaza is convenient for grocery shopping & more.