



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

14692 Deer Ridge Drive SE
Calgary, Alberta

MLS # A2207996



\$650,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,164 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: 2 Sheds in yard, all window blinds, basement appliances (refrigerator, stove, dishwasher, microwave)

Welcome to 14692 Deer Ridge Drive SE, a stunning bi-level offering modern upgrades, a spacious layout, and an illegal basement suite with a separate entrance—perfect for extended family or rental potential. Step inside to discover a bright, open-concept main floor with large windows that flood the space with natural light. The spacious living room seamlessly connects to the formal dining area, creating an inviting space for entertaining. The renovated kitchen is a chef’s delight, featuring updated cabinetry, new appliances, and ample counter space, all while overlooking the beautifully landscaped backyard with a brand-new deck and lower patio. The main level boasts a generously sized primary bedroom with a private 2-piece ensuite, two additional bedrooms, and a updated 4-piece bathroom. New flooring, fresh paint, and updated baseboards throughout the home add a modern touch. The lower-level, illegal suite, has direct backyard access and features an all-new kitchen with sleek cabinetry and brand-new appliances. The spacious living/dining area offers plenty of room to relax, while the MASSIVE primary bedroom easily accommodates a king-sized bed with space to spare. A second bedroom and a 4-piece bathroom complete this level. Shared laundry is conveniently located in the utility room. Outside, the home features a stucco exterior, a newer roof (estimated 10 years old), and a large backyard with two storage sheds. A front/side parking pad provides ample off-street parking. Located in the established community of Deer Ridge, this home is steps from transit, within walking distance to shopping, schools, and parks, and offers easy access to Fish Creek Park’s scenic trails. Major roadways—including Deerfoot Trail, Glenmore Trail, and Macleod Trail—are just minutes away. A must-see home in an

incredible location—book your showing today!