



GRASSROOTS
REALTY GROUP

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

195 Deerbow Circle SE
Calgary, Alberta

MLS # A2211075



\$599,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Deer Run | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,886 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Insulated, Single Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Rectangular Lot | | |

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|--------------------|--------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, No Animal Home, No Smoking Home | | |

Inclusions: N/A

Welcome to one of the largest homes available in the highly sought-after community of Deer Run. Ideally located on a quiet cul-de-sac, this beautifully maintained property boasts exceptional curb appeal and offers the perfect blend of space, comfort, and convenience—just a short walk to the natural beauty of Fish Creek Park. Step inside to a warm and inviting main floor that features a bright kitchen, a cozy living room, a convenient two-piece bathroom, and a spacious formal dining room that's perfect for hosting family dinners and special occasions. The family room is anchored by a stunning stone fireplace, offering the ideal spot to relax and unwind on cold winter evenings. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite designed for comfort and privacy. The fully developed lower level provides even more living space, complete with a built-in bar, ideal for entertaining or relaxing with friends and family. The backyard is made for outdoor living, with a large deck that's perfect for summer barbecues and gatherings. The property is fully fenced, making it ideal for children and pets, and includes an attached single-car garage for added convenience. This home has seen several key updates in recent years, including new shingles in June 2020, upgraded attic insulation in August 2020, a full exterior repaint in September 2020, a new front window and back corner room window in October 2020, a new furnace installed in October 2021, and a new patio door added in the fall of 2022. Don't miss this rare opportunity to own a spacious, well-cared-for home in a prime location close to parks, schools, and all amenities.