



# 13907 Deer Ridge Drive Calgary Alberta

\$704,900

This beautiful bungalow boasts over 2,000 sq ft of developed living space with 3 bedrooms on main, and a 4th room downstairs with a private ensuite and its own side entrance—perfect for a home office. With an additional 700+ square feet of undeveloped space the possibilities are endless. When you walk in through the front door, you are greeted by vaulted ceilings and large triple pane windows that flood the interior with natural light throughout. The main living and dining room features a gas fireplace. From here you enter the kitchen which has an abundance of ceiling height cabinets, and features a skylight, gas stove, and instant hot water tap along with a garburator and all of your other appliances. There is also a huge pantry, an oversized kitchen island/table that can be removed, matching granite counter tops and additional storage underneath. From the main entrance you have a second large sunken family room with a gas fireplace and built-in shelving. It also includes access to the back deck that is your very own private oasis with lots of privacy from the 6-foot-high vinyl fencing. The west facing backyard provides access to the massive double oversized garage, green space and gazebo with privacy screens and heaters so you can enjoy both the hot hazy days and cooler nights outdoors....and the bonus, there are no neighbours behind you because this home backs onto a laneway. The primary bedroom is large and includes a walk-in closet, as well as an updated 3pc ensuite with a walk-in shower. The second and third bedrooms are also very generous in size, complete with California closets and every bedroom is equipped with ceiling fans as well as built-in fan & light switches, so you never have to go looking for a remote. The basement level is partially finished...there is over 700 sq ft of undeveloped space providing LOTS of storage and room for development....

Bonus Room 9.67 Ft x 15.83 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Other 12.00 Ft x 8.42 Ft

Storage 6.25 Ft x 6.67 Ft

Furnace 29.92 Ft x 31.33 Ft

Primary Bedroom 11.25 Ft x 13.42 Ft

Bedroom 14.33 Ft x 8.75 Ft

Bedroom 11.83 Ft x 8.50 Ft

4pc Bathroom 5.00 Ft x 8.75 Ft

Family room 13.67 Ft x 23.00 Ft

Kitchen 13.83 Ft x 13.33 Ft

Living room 17.08 Ft x 19.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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3pc Bathroom 4.92 Ft x 7.67 Ft

Dining room 10.75 Ft x 9.92 Ft