



# 15240 Deer Run Drive Calgary Alberta

\$499,900

Don't miss this Charming DETACHED 3 level split Home with 1811 sq ft of developed space - located in the Desirable Community of Deer Run! Discover the potential of this inviting 4-bedroom, 3-bathroom home, complete with a single attached garage!! DOG lovers - this one is for you!!!! NO rules or restrictions at this price! Current owners lived here for 30 years, and while it's ready for a little TLC, it offers a wonderful opportunity for you to unleash your creativity and make it your own! 3 Bedrooms ABOVE GRADE are all nice sized. Full bath on upper level. Large Primary bedroom offers a 3 piece ensuite! Fourth bedroom in 3rd level offers bright space with loads of room to become a craft area, gym, office or whatever you need! Spacious layout features a welcoming living/dining area with awesome VAULTED ceilings - that flows into the kitchen. Head out to the deck/yard area direct from the kitchen. The outdoor area offers a charming backyard with SOUTH exposure, ideal for relaxation and entertaining. House behind is on a pie shaped lot - so feels like you back onto a park! Lower level offers large BRIGHT family room with wood burning fireplace - perfect for future cozy nights. Another 2 piece bathroom in the basement. SO much storage space in crawl space. Roof Shingles done May 2020. Garage Door was new March 2021. HWT new in Nov 2022. Furnace last serviced Jan 2020. Washing Machine new in May 2020. Kitchen Window and Patio Door were replaced in Nov 2010. Poured patio concrete patio on front. EXTRA concrete professionally poured beside both sides of driveway on front allows you to park two cars side by side - and keeps garbage cans tidy at side of the house. Deer Run is known for its welcoming, tight-knit community atmosphere, making it a popular choice for families and individuals seeking a supportive and friendly neighborhood. Pickle Ball, commun...

2pc Bathroom 7.17 Ft x 3.92 Ft

Bedroom 11.50 Ft x 10.08 Ft

Recreational, Games room 13.83 Ft x 20.67 Ft

Furnace 12.00 Ft x 6.92 Ft

Dining room 12.75 Ft x 8.42 Ft

Kitchen 11.58 Ft x 13.33 Ft

Living room 11.92 Ft x 15.25 Ft

3pc Bathroom 10.25 Ft x 4.67 Ft

4pc Bathroom 12.25 Ft x 4.92 Ft

Bedroom 11.17 Ft x 10.83 Ft

Bedroom 11.17 Ft x 10.00 Ft

Primary Bedroom 12.33 Ft x 10.92 Ft

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

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.clientfirst.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca