



## 48 Deerbrook Crescent Calgary Alberta

\$999,999

Welcome to this exquisite home that offers a remarkable blend of space and comfort, perfectly positioned backing onto Fish Creek Park. The unique location provides a quiet natural sanctuary while nestled in the city and also easy access to Deerfoot Trail. With 5 bedrooms and 3.5 bathrooms spread across over 4000 sq ft of developed living space, this residence is ideal for families seeking both tranquility and convenience. The impressive curb appeal, highlighted by beautifully landscaped gardens complement its inviting exterior. A double attached garage adds to the practicality of this well-designed home. Upon entering, you are greeted to the right by a formal living and dining room that exudes elegance. The hardwood flooring adds warmth and sophistication, while large windows flood the main floor with natural light, offering picturesque views of the park. The cozy family room serves as a cozy gathering spot, featuring a gas fireplace that provides both warmth and ambiance. The adjacent open kitchen and eating area keeps the family together. A conveniently located main floor laundry room, with new washer and dryer completes the efficient functionality of the main floor. The spacious upstairs level features 5 bedrooms, including a generously sized Primary Retreat. One highlight of the primary bedroom is the reading nook which opens onto a balcony overlooking the backyard, perfect for watching the sunrise with your favorite coffee. The Ensuite bathroom is complete with an Ultrabath soaker tub and Travertine tiled shower. The other 4 bedrooms have ample space and generous storage, some with walk-in closets and dormer window seats with storage below. This home is full of character, efficiency and well-planned personal touches. The professionally developed basement expands your living space even further. A massive recreation room offers ample room for entertainment and ...

4pc Bathroom 8.00 Ft x 11.67 Ft

5pc Bathroom 8.00 Ft x 7.33 Ft

Other 19.00 Ft x 4.75 Ft

Bedroom 15.08 Ft x 11.67 Ft

Bedroom 11.08 Ft x 14.17 Ft

Bedroom 18.92 Ft x 10.50 Ft

Bedroom 11.42 Ft x 10.58 Ft

Exercise room 10.92 Ft x 18.25 Ft

Recreational, Games room 26.17 Ft x 20.42 Ft

Storage 11.67 Ft x 14.17 Ft

2pc Bathroom 3.17 Ft x 7.92 Ft

Breakfast 13.67 Ft x 7.58 Ft

Dining room 12.00 Ft x 14.08 Ft

Family room 12.00 Ft x 19.00 Ft

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

Listing Presented By:



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Real Broker

<http://www.erindupont.com/>



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Primary Bedroom 26.83 Ft x 17.67 Ft

3pc Bathroom 5.75 Ft x 13.50 Ft

Living room/Dining room 14.00 Ft x 7.08 Ft

Kitchen 12.00 Ft x 10.83 Ft

Laundry room 6.67 Ft x 13.33 Ft