



# 1219 Deer River Circle Calgary Alberta

\$849,900

Birds, deer, mature trees, the Bow River, open spaces. These will be your new Neighbours in this well-appointed and spacious family home located in Deer River Estates. From under the pergola on your generous back deck, you can enjoy the large green space beyond the mature trees and well-developed perennial garden of your private oasis of a back yard. Less than 100 steps from Fish Creek Park and Calgary's extensive pathway system, a cottage will not be needed when you live here! This luxury home with over 3000 sq ft of developed space will delight your family and friends. Beautiful hardwood floors throughout the main floor, grand staircase and upper hallway. A custom designed gourmet kitchen with granite counters, maple cabinets, an island and quality appliances are the center of this home that is perfect for gathering with the whole family and hosting friends. Entertain guests in the open living room with vaulted ceiling and impressive gas fireplace feature. Relax in the spacious family room with a cozy wood burning fireplace or enjoy the tranquil west facing and very spacious private deck. The second level includes four bedrooms with a primary that has vaulted ceilings, his/hers closets and a five-piece ensuite bathroom. The larger west facing bedroom is bright and has an exceptional view that would make a great study or home office. An updated three-piece bathroom with a stone tile walk-out shower and skylight completes the upstairs. The basement is completely finished with a large guest bedroom, another four piece bathroom and huge family room for the kids to hang out. Plenty of storage space with shelves in the oversized furnace room. This home has been meticulously maintained and has had numerous upgrades that include triple glazed windows, asphalt shingles and Hunter Douglas blinds. More recent upgrades include central air conditioning, water softener, eavest...

Primary Bedroom 23.00 Ft x 16.83 Ft

Bedroom 14.17 Ft x 12.33 Ft

Bedroom 13.25 Ft x 13.17 Ft

Bedroom 14.17 Ft x 10.67 Ft

5pc Bathroom 9.08 Ft x 8.92 Ft

3pc Bathroom 8.25 Ft x 5.50 Ft

Storage 8.17 Ft x 4.00 Ft

Furnace 24.92 Ft x 11.75 Ft

Living room 17.92 Ft x 12.83 Ft

Family room 16.42 Ft x 14.08 Ft

Other 16.67 Ft x 13.42 Ft

Dining room 14.83 Ft x 10.92 Ft

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

Listing Presented By:



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RE/MAX Complete Realty

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



**RE/MAX REAL ESTATE  
(CENTRAL)**

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Recreational, Games room 30.17 Ft x 15.92 Ft

Foyer 11.42 Ft x 9.08 Ft

Bedroom 15.50 Ft x 12.58 Ft

Laundry room 10.08 Ft x 8.67 Ft

4pc Bathroom 8.42 Ft x 5.33 Ft

2pc Bathroom 6.17 Ft x 5.08 Ft