



## 130 Deer Ridge Lane Calgary Alberta

\$299,000

Nestled just steps away from a wealth of amenities including shopping, schools, Fish Creek Park, and the sought-after Sikome Lake, this beautiful townhome offers a unique blend of convenience and tranquility. Boasting 2 bedrooms and 1.5 baths, this property features a fully fenced private backyard, a rare feature for this property type. The main floor welcomes you with an open and bright layout, featuring a spacious living room that seamlessly flows into the sunlit South-facing kitchen. With a functional layout and space for a table. The kitchen provides direct access to the backyard for easy BBQs and convenient grocery unloading with a designated parking stall conveniently located on the other side of the gate. Upstairs, you'll discover two large bedrooms, a 4-piece bathroom, and a linen closet. The primary bedroom positioned at the front, impresses with its generous dimensions of 15 ft x 11 ft. The second bedroom is equally spacious and includes a large walk-in closet. The basement, currently undeveloped presents a fantastic opportunity to expand your living space and increase the value of your home. The unit has just been freshened up with new paint throughout and new designer vinyl plank on both upper levels. With newer furnace and hot water tank, as well as very reasonable condo fees, this residence ensures both comfort and affordability. Noteworthy upgrades to the complex over the past decade include improved windows, doors, concrete sidewalks, vinyl fencing, roofing, and insulation. Ongoing enhancements continue with the installation of new soffits, promising a modern and well-maintained exterior for years to come. (id:6769)

4pc Bathroom 4.92 Ft x 8.83 Ft

Primary Bedroom 11.00 Ft x 14.58 Ft

Bedroom 8.75 Ft x 10.00 Ft

Other 3.83 Ft x 4.42 Ft

Living room 10.42 Ft x 13.42 Ft

Kitchen 9.67 Ft x 12.42 Ft

2pc Bathroom 4.08 Ft x 5.25 Ft

Listing Presented By:



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