



## 23 deerbrook Road Calgary Alberta

\$1,148,000

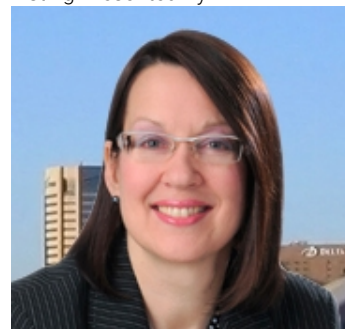
One-of-a-Kind Luxury Estate Home in Deer Run | 6 Beds + 4.5 Baths | Legal Suite | 5-Car Parking Welcome to this fully redesigned, show-stopping estate home located in one of Calgary's most coveted communities—just steps from Fish Creek Provincial Park. Offering unmatched versatility and upscale finishes, this rare 6-bedroom, 4.5-bathroom property features over 3,500 sq ft of meticulously renovated living space, including a fully legal 2-bedroom, 2-bathroom basement suite with its own private entrance, dedicated walkway, and poured concrete driveway pad. Inside the main residence, you'll find two expansive master bedrooms with private ensuites, along with two generously sized secondary bedrooms. The home includes four full bathrooms and a convenient guest powder room. Three fully separate laundry zones—on each level—ensure effortless functionality for large or multi-generational families. Throughout the home, you'll appreciate the refinished hardwood floors, new ceramic tile, all new Lux windows, and custom soft-close cabinetry with new granite countertops on every level. The comfort of the home is elevated by brand new HVAC equipment including central air conditioning, two high-efficiency furnaces, and an on-demand hot water system. A gas insert fireplace (Heat & Glo) in the family room adds warmth and charm, while an additional electric fireplace enhances secondary living areas. Exterior upgrades include a new roof (2018), updated fencing, and professional landscaping. The main kitchen is a chef's dream, appointed with commercial-grade stainless steel appliances including a Frigidaire Pro Series fridge/freezer and dishwasher, a KitchenAid convection wall oven, Panasonic Genius 1200W microwave, and an 8-burner Forno gas cooktop with fan hood. A coffee bar with a GE stainless steel fridge completes the setup for effortless entertaining. The self-contained legal suite...

4pc Bathroom 14.25 Ft x 12.67 Ft  
5pc Bathroom 11.75 Ft x 12.67 Ft  
Bedroom 14.25 Ft x 13.50 Ft  
Bedroom 10.08 Ft x 14.08 Ft  
Bedroom 10.50 Ft x 10.50 Ft  
Primary Bedroom 14.25 Ft x 18.25 Ft

Kitchen 16.42 Ft x 12.08 Ft  
Recreational, Games room 20.33 Ft x 14.00 Ft  
Furnace 7.17 Ft x 12.58 Ft  
Dining room 13.25 Ft x 13.50 Ft  
Family room 14.08 Ft x 16.25 Ft  
Foyer 10.08 Ft x 8.58 Ft

a

Listing Presented By:



Originally Listed by:  
eXp Realty

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

3pc Bathroom 7.08 Ft x 5.75 Ft  
4pc Bathroom 4.83 Ft x 7.50 Ft  
Bedroom 9.92 Ft x 11.17 Ft  
Bedroom 13.25 Ft x 14.33 Ft

Kitchen 13.08 Ft x 13.50 Ft  
Laundry room 10.42 Ft x 12.08 Ft  
Living room 21.08 Ft x 14.00 Ft