



715 Deercroft Way Calgary Alberta

\$629,900

| Opportunity knocks! | Almost original owner home | Immaculate | Within 1 block of school & Fish Creek | Large lot | 3 bedrooms with 4 baths | In real estate, location means everything, which makes this one is a winner for sure! This very well cared for family home sits in the established neighborhood of Deer Run and is on a quiet cul de sac with a walking path into the school playing fields and 1 block from Fish Creek Provincial Park. This home has served the current family well for many years and is on the market for the first time in a while. If you are looking for an opportunity to get into a home with your young family and build memories for the next 40 years, this is the one. All original but immaculate, this place has a floorplan that works for families with 3 great sized bedrooms upstairs with a master bedroom with full ensuite with dual sinks that was updated a few years ago. The 2nd & 3rd bedrooms are generous in size and there is a full 4 piece bath in the main hall that was also updated a few years ago! The main floor works well with a large living area and dining space with a kitchen that opens into the main floor family room complete with fireplace. Kitchen is well laid out and can easily facilitate a Thanksgiving dinner for many! Just off the kitchen you will find the main floor laundry. Main entrance foyer has a beautiful upper vault that lets in tons of natural light! Lower level is finished as well with a large family room, mechanical room and storage area with 2 piece bath. Value doesn't stop here with a huge back yard that is well treed for your family to roam & play for years to come! Round all this off with a double attached garage with a front drive that can accommodate 2 more vehicles with tons of street parking. Some windows replaced and the roof done within the last 6 years. This one is simply an opportunity that is waitin...

2pc Bathroom .00 Ft x .00 Ft
 Recreational, Games room 33.92 Ft x 22.50 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Breakfast 11.33 Ft x 9.17 Ft
 Dining room 9.75 Ft x 10.92 Ft
 Family room 11.33 Ft x 9.75 Ft

Living room 11.92 Ft x 15.67 Ft
 4pc Bathroom .00 Ft x .00 Ft
 Bedroom 10.00 Ft x 13.17 Ft
 5pc Bathroom .00 Ft x .00 Ft
 Bedroom 9.25 Ft x 12.08 Ft
 Primary Bedroom 11.08 Ft x 15.67 Ft

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Listing Presented By:



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Kitchen 11.08 Ft x 8.42 Ft