



## 83 Deerbrook Road Calgary Alberta

\$889,900

OPEN HOUSE.. Sun Nov 10, 3-5pm...Discover this spacious 4-bedroom, 3.5-bathroom home designed for comfortable family living with thoughtful upgrades and charming details throughout. The main floor welcomes you with a bright, open living room, flowing into an inviting dining room, and kitchen equipped with quartz countertops, an upgraded ceramic tile backsplash, and plenty of cabinet space. Adjacent is a cozy family room that opens into a large, sunlit sunroom, perfect for a home office, workout area, or playroom. A half bath and convenient laundry room complete the main level, while the back door leads to a deck overlooking a fully fenced backyard--ideal for entertaining, barbecues, and outdoor gatherings. Upstairs, unwind in the large bonus room featuring a cozy fireplace and private patio--a perfect retreat for reading, relaxation, or quiet evenings. The primary bedroom suite is spacious and tranquil, offering a walk-in closet and a 5-piece ensuite with a tub, dual sinks, and a glass-enclosed shower. Two additional bedrooms with brand-new windows and a full bathroom complete the upper level, providing plenty of space for family or guests. The fully developed basement expands the home's functionality, featuring an additional bedroom, a 3-piece bathroom, a comfortable living room, and a kitchenette with hardwood flooring throughout (except in the bedroom). This basement provides a welcoming space for extended family, guests. This well-cared-for home comes with significant upgrades for added comfort and peace of mind, including two high-efficiency furnaces installed in 2019, a new hot water tank in 2020, a new roof in 2022, and a freshly painted exterior in August 2024, ensuring energy efficiency and low maintenance for years to come. A double attached garage offers additional convenience. Nestled in the highly desirable Deer Run community, this home offers an unpar...

Kitchen 11.83 Ft x 12.42 Ft

Recreational, Games room 11.75 Ft x 16.17 Ft

Bedroom 13.75 Ft x 11.58 Ft

3pc Bathroom 5.92 Ft x 11.83 Ft

Kitchen 12.33 Ft x 9.83 Ft

Family room 13.75 Ft x 15.75 Ft

Office 13.75 Ft x 13.33 Ft

2pc Bathroom 3.08 Ft x 6.83 Ft

Bonus Room 23.00 Ft x 17.08 Ft

Primary Bedroom 13.42 Ft x 22.00 Ft

Bedroom 12.58 Ft x 14.08 Ft

Bedroom 10.08 Ft x 14.83 Ft

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

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

Dining room 12.42 Ft x 10.67 Ft

Breakfast 14.25 Ft x 8.75 Ft

Living room 16.33 Ft x 14.08 Ft

5pc Bathroom 9.17 Ft x 11.00 Ft

3pc Bathroom 8.92 Ft x 8.00 Ft