



13727 Deer Run Boulevard Calgary Alberta

\$649,900

FRONT ATTACHED HEATED GARAGE | BACKS GREEN BELT | STEPS TO FISH CREEK PARK | ***open house CANCELLED JUNE 21 2PM-4PM*** Nestled in a prime location backing onto a tranquil green belt and just steps from Fish Creek Park, this thoughtfully updated 2-storey home in Deer Run offers the perfect blend of nature and convenience. As you step inside, you're welcomed by a spacious living room with a large bay window that fills the space with natural light and offers serene views of the tree-lined street. To the left, a versatile flex room awaits--ideal as a formal dining area, sitting room, or home office. The rear of the home features an updated kitchen complete with granite countertops, stainless steel appliances, and an open layout to the cozy kitchen nook and family room. Here, a wood-burning fireplace and patio doors lead out to a private west-facing backyard, perfect for outdoor enjoyment. Also on the main floor are a convenient laundry room and a half bath. Upstairs, you'll find three generously sized bedrooms, including a primary suite with his-and-hers closets and a 3-piece ensuite featuring a walk-in shower. The fully finished lower level expands your living space with a large recreation room, an additional bedroom and bathroom, and an abundance of storage with built-in cabinetry and sink--ideal for a second kitchen setup or hobby area like wine or beer making. Key updates include roof shingles (2016), a new hot water tank (2024), and upgraded attic insulation for improved efficiency. Located just a quick walk from Don Bosco K-9, Wilma Hansen Jr High School, and scenic Fish Creek Park's 100+ kilometers of trails, this location is a haven for families and outdoor enthusiasts. Spend your summers at nearby Sikome Lake, grab a bite at Annie's Cafe, or enjoy dinner at Bow Valley Restaurant. With easy access to Deerfoot and MacLeod Trail and close proximity to every...

Recreational, Games room 13.25 Ft x 23.92 Ft
 Bedroom 13.67 Ft x 10.50 Ft
 Bonus Room 11.17 Ft x 17.42 Ft
 Furnace 7.08 Ft x 12.25 Ft
 3pc Bathroom Measurements not available
 Living room 16.33 Ft x 17.75 Ft

Family room 14.08 Ft x 20.50 Ft
 Office 10.92 Ft x 11.92 Ft
 2pc Bathroom Measurements not available
 Primary Bedroom 12.42 Ft x 10.50 Ft
 Bedroom 10.50 Ft x 8.83 Ft
 Bedroom 10.50 Ft x 8.83 Ft

Listing Presented By:



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Kitchen

12.42 Ft x 11.08 Ft

Dining room

12.42 Ft x 9.50 Ft

3pc Bathroom

Measurements not available

4pc Bathroom

Measurements not available