



## 2527 Deer Side Drive Calgary Alberta

\$899,900

~Open house Saturday June 14th 11:00am -1:30pm~. This impeccably kept, beautifully updated home has been loved and cared for by the same owners for 42 years--and it shows. Located in The Estates on a 6,878 sq. ft. PREMIERE LOT, this property backs onto the incredible natural setting of Fish Creek Park. Step out from your back garden directly onto the trails along the Bow River--an unbeatable lifestyle feature. From the moment you arrive, the pride of ownership is undeniable. Mature trees, vibrant perennial flower beds, in-ground sprinklers, large sun-filled decks, and tranquil views of wildlife set this home apart. Inside, you're welcomed by a bright and airy entrance, where elegant French doors open to an inviting sitting room--ideal for quiet moments or even a piano. The formal dining room offers peaceful views through large picture windows, creating a perfect setting for special meals. The updated kitchen is timeless, with solid wood cabinetry, granite countertops, under-cabinet lighting, and some newer high-end appliances--including an induction stove. A central island provides excellent prep space and connects seamlessly with the sunken family room, where you'll find a cozy stacked stone fireplace, warm wood accents, and serene views through expansive windows--a wonderful spot to relax or gather with family. Upstairs, you'll find three generous bedrooms, each easily accommodating a king-sized bed. The primary suite features vaulted ceilings, its own private sunny balcony with mountain peak views, and bright windows with elegant shutters. The renovated ensuite is a showstopper, with a freestanding soaker tub, walk-in shower, skylights, and a makeup vanity with smart storage that keeps everything tucked away--a space that feels like your own personal spa. Also on the upper level is a versatile bonus room with its own bathroom, closet, and a retractable privacy w...

Primary Bedroom 16.58 Ft x 13.17 Ft

Bedroom 12.33 Ft x 9.50 Ft

Bedroom 12.33 Ft x 9.75 Ft

Bonus Room 16.25 Ft x 11.83 Ft

4pc Bathroom Measurements not available

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Storage 19.50 Ft x 11.75 Ft

Other 12.08 Ft x 7.08 Ft

Living room 20.25 Ft x 11.75 Ft

Dining room 15.58 Ft x 10.75 Ft

Kitchen 11.08 Ft x 10.00 Ft

Breakfast 11.17 Ft x 9.83 Ft

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Listing Presented By:



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Century 21 Foothills Real Estate

<http://www.century21.ca/foothillsrealestate>



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3pc Bathroom

Measurements not available

Family room

16.58 Ft x 15.33 Ft

Recreational, Games room

27.58 Ft x 14.58 Ft

Other

13.67 Ft x 11.42 Ft

Office

11.83 Ft x 11.75 Ft

2pc Bathroom

Measurements not available

Furnace

14.42 Ft x 13.33 Ft