



56 Deerview Place Calgary Alberta

\$599,900

Prime Location - fabulous view of large Park. Welcome to this charming 1,352 sq ft bungalow ideally situated on a quiet cul-de-sac in vibrant and family-friendly community of Deer Ridge. Step inside to discover a spacious sunny, south-facing great room featuring a classic brick-faced fireplace, seamlessly flowing into a west-facing dining area bathed in natural light - perfect for entertaining or relaxing with loved ones. Gleaming hardwood floors enhance the warmth and character throughout. The spacious country-style sized kitchen offers ample cabinet space and overlooks the patio. Three generous bedrooms on the main level include a primary suite with 3-piece ensuite and a walk-in closet. A 4-piece main bathroom completes the main level. A separate rear entry leads to the fully developed basement, where you'll find a large family room, wet bar, and a Franklin-style wood-burning stove - an ideal space for cozy nights or casual get-togethers. Two additional rooms with walk-in closets (windows not egress-sized) offer excellent space for guests, hobbies, or a home office, alongside a 3-piece bathroom. Step outside to enjoy your morning coffee on the south-facing front deck with beautiful park views, offering enjoy tennis, pickle ball, playground & soccer field. Host summer BBQs in your private backyard featuring mature trees, a concrete patio, grassy play area, shed, parking pad, and paved rear alley access. Key features & updates include: Furnace (2012), Hot Water Tank (2023), with (copper piping), Non-smoking, well-maintained home. Just a short walk to Don Bosco and Wilma Hansen schools, with Fish Creek Park minutes away for nature lovers. Enjoy quick access to major routes, nearby grocery stores, transit, and walking/biking paths. The strong local community association hosts events like movie nights at Yellowknife Park with hotdogs and drinks included! This ...

Family room 19.42 Ft x 13.25 Ft
Exercise room 19.42 Ft x 10.33 Ft
Den 12.67 Ft x 9.67 Ft
Other 12.00 Ft x 9.50 Ft
3pc Bathroom 8.00 Ft x 6.33 Ft
Living room 19.92 Ft x 9.92 Ft
Dining room 12.58 Ft x 9.08 Ft

Other 14.67 Ft x 12.50 Ft
Primary Bedroom 12.50 Ft x 11.58 Ft
Bedroom 11.75 Ft x 9.08 Ft
Bedroom 11.58 Ft x 9.17 Ft
3pc Bathroom 6.75 Ft x 6.08 Ft
4pc Bathroom 8.00 Ft x 5.25 Ft
Foyer 6.83 Ft x 5.58 Ft

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