



# 63 Deermeade Road Calgary Alberta

\$699,900

Jewel of a Deal!!! Price to sell right away. Rare Deer Run homesite backing onto green space with a south facing back yard on a quiet cul de sac location and only steps away from the Fish Creek Park, pathways, bike paths, Ice rink, schools, shopping, transit and so much more! A wonderful URBAN STYLE HOME with many upgraded features inside and out - Truly a custom built dream home with 3110+ SF of luxury living space . This home offers 3 bedrooms up, 1 bedroom on the main, fully finished basement, 3.5 baths & outdoor patio living spaces... Check out the floor plan, 3D tour and drone pictures! This OPEN design features an updated kitchen all over looking the breakfast nook area and open family room. Upgraded Fit & Finish features include: an abundance of daylight with extra large windows, high vaulted ceilings, newer stainless steel appliances, light & plumbing fixtures, skylights, newer triple pane windows, doors, hardwood floors, and so much more! The kitchen is masterfully designed for efficiency and entertaining (classic custom white painted style doors & trims), quartz counter tops, extra wall nook cabinets, tiled backsplash, slide in electric range with sleek microwave hood fan above, quiet Miele dishwasher, and under cabinet lighting. The main floor family room offers white built-ins, gas fireplace with stone detail and access to the rear yard. A large den (or bedroom) is located off the front entry and is perfect for your home office or quiet homework time. You'll also find soaring ceilings in the front living room room with dramatic vista effect that will impress your guests. Upstairs includes an oversized primary bedroom with an ensuite and wall closet. The primary bedroom also features a private upper south facing 12' x 10' balcony with even more views. Another 2 generously sized spare bedrooms and upper full bath finish off the top floor. The remolded ba...

Recreational, Games room 20.33 Ft x 9.75 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Family room 14.75 Ft x 11.33 Ft  
 Den 10.58 Ft x 8.25 Ft  
 Other 15.25 Ft x 9.58 Ft  
 Storage 16.17 Ft x 5.92 Ft  
 Furnace 9.33 Ft x 7.42 Ft  
 Living room 17.00 Ft x 15.83 Ft  
 Kitchen 9.75 Ft x 9.25 Ft

Foyer 8.50 Ft x 7.50 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Bedroom 11.08 Ft x 9.75 Ft  
 Family room 14.75 Ft x 11.00 Ft  
 Laundry room 8.08 Ft x 5.00 Ft  
 Breakfast 11.00 Ft x 9.33 Ft  
 Primary Bedroom 17.00 Ft x 12.83 Ft  
 Bedroom 12.33 Ft x 9.08 Ft  
 4pc Bathroom .00 Ft x .00 Ft

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Dining room 12.25 Ft x 9.42 Ft