



13632 Deer Run Boulevard Calgary Alberta

\$625,000

This 1,700 sq ft, 2 story split offers plenty of room for a young & growing family. Walking distance to Fish Creek Park with plenty of shopping and public transit close by. 3 bedrooms up, Master has a full ensuite bath & walk in closet. Master bedroom is a few steps up from the other bedrooms, giving extra quiet & privacy. Sunny eating nook looking into the kitchen with newer appliances. Walk through into formal dining room/living room open with cathedral ceiling. Living room has hardwood floors & a gas fireplace. The third level includes a family room with hardwood flooring, natural wood burning fireplace & wet bar with new sink & counter. Laundry is conveniently located on this level also (in the 2 piece bathroom) Lower level has carpeted rumpus room & a flex room(office/sewing/play area) Tons of storage & shelving, or play room in the side of the basement that has a lower ceiling. Utility room has furnace, 2 hot water tanks & storage space. Eco Paving brand new on the driveway, sidewalk up to the house & the front steps. A \$ 10,000.00 upgrade. The garage will be freshly painted. The siding was replaced approximately 4 years ago, along with the gutters & eaves. Leaf Filter system was done in 2022. (\$5,560.00 value) A new skylight was done around the same time. New windows around 7 years. The shingles have also been replaced. The home has been freshly painted throughout. The furnace, vents & dryer vent has just been cleaned, along with the gas fireplace. Wood fireplace has not been used by the current owner. All appliances are no more than 3 years old. The kitchen cabinets have been professionally painted recently. The kitchen counter, kitchen flooring & hall way are new. A new real property report with city compliance is available. The back yard is a good size for the family to enjoy. It is also very private. The yard does need work, but has endless possibiliti...

4pc Bathroom 9.08 Ft x 4.92 Ft

Bedroom 9.33 Ft x 9.50 Ft

Bedroom 9.33 Ft x 9.42 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Primary Bedroom 14.00 Ft x 13.00 Ft

Bedroom 12.67 Ft x 10.83 Ft

Furnace 13.00 Ft x 8.58 Ft

2pc Bathroom 8.08 Ft x 8.33 Ft

Dining room 9.08 Ft x 9.25 Ft

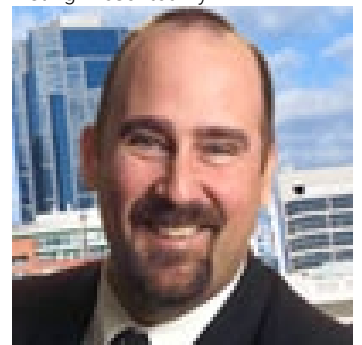
Family room 14.00 Ft x 23.58 Ft

Kitchen 9.75 Ft x 10.92 Ft

Living room 19.25 Ft x 11.75 Ft

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Listing Presented By:



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