



# 15403 Deer Run Drive Calgary Alberta

\$399,900

\*OPEN HOUSE SATURDAY AUGUST 10 from 12-2pm\* Not very often do 3-bedroom units come up for sale in this complex. INCREDIBLE LOCATION - Imagine being able to walk to Fish Creek Provincial Park in minutes and enjoy the fresh air and miles of pathways along the Bow River, scenic green spaces and Bow Valley Rancho restaurant! Unit #218 offers a great layout with a spacious kitchen and sunny breakfast nook area at the front of the house. There is plenty of cabinet and counter space, along with a pantry for extra storage. The huge living room has great natural light and patio door access out to the south facing backyard. It is fully fenced with a gate out to the street and is complete with a deck and grassy area - perfect for kids or pets. Upstairs the master bedroom has plenty of room for a king-sized bed. The 2 other bedrooms are a really good size making this a great family home. They could also be used as a home office or workout area. The lower level is wide open with a family room, laundry & utility sink, storage and a 2 pc bath (a shower could easily be added). Enjoy 1 parking stall right outside your front door and plenty of extra parking along Deer Run Dr & Deerfield DR for guests. Recent upgrades to the unit include a new washer and dryer (2022), new stainless dishwasher (2022), & hot water tank (2016). The complex completed major improvements in 2014 including new paving, window screens and screen doors, composite exterior siding, asphalt shingles, soffits, fascia and vinyl fencing. Deer Run has a fantastic Community Centre with a gym, fitness area, skate park, tennis courts and a baseball diamond. There are two skating rinks that are maintained during the winter months and they offer programs and childcare as well! Find multiple schools in the community including Deer Run School (K-6 CBE), Wilma Hansen Jr High (5-9 CBE), & Don Bosco School (K-9 CCSD). This hom...

Primary Bedroom 13.83 Ft x 11.58 Ft

Bedroom 8.75 Ft x 11.58 Ft

Bedroom 7.92 Ft x 13.92 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Family room 13.00 Ft x 10.25 Ft

2pc Bathroom 6.08 Ft x 6.58 Ft

Storage 3.42 Ft x 10.33 Ft

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Furnace 5.83 Ft x 8.58 Ft

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Kitchen 10.42 Ft x 8.08 Ft

Breakfast 10.92 Ft x 7.42 Ft

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Listing Presented By:



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Laundry room 13.58 Ft x 8.17 Ft

Living room 17.17 Ft x 10.92 Ft