



## 80 Deer Ridge Close Calgary Alberta

\$349,999

Welcome to Deer Valley Villas, an extremely well run 55+ age restricted complex surrounded by amenities in the south east community of Deer Ridge. When you drive in to the complex, besides the peace and quiet you can't help to feel, you'll immediately notice the aesthetic appeal with well-kept and updated exteriors. The feeling of community will come to mind and you won't be incorrect in the assumption. Located in the back portion of the complex, #80 is a corner end unit with a convenient extra-long parking stall out front. Inside, the unit is well kept and able to be moved right in to. The sun filled living and dining space leaves ample space for furniture placement and leads to a nice deck and access to common green space. The kitchen has lots of storage and a cozy and sunny breakfast nook. Can't you see the family playing out there when they visit? There are two bedrooms on the main floor, along with a bathroom that has a converted walk in shower. The basement is fully finished with a huge family room, an office/flex room, another full bathroom complete with a walk in shower and a huge walk-in closet/storage area. ALL POLY-B PIPING was REPLACED by Canyon Plumbing in 2022. The furnace was updated to a high efficiency model in 2014. The condo fees are low at \$353.63 per month and you even get a clubhouse where the sense of community can only help to build. This very walkable location is quite suitable for someone who likes peace and quiet but needs or prefers to walk for their daily activities. Come and see for yourself today! (id:6769)

Family room 32.33 Ft x 14.33 Ft

Den 18.08 Ft x 10.75 Ft

Storage 11.25 Ft x 7.42 Ft

Furnace 16.00 Ft x 9.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 16.08 Ft x 15.17 Ft

Kitchen 9.08 Ft x 8.33 Ft

Dining room 11.58 Ft x 8.75 Ft

Breakfast 11.58 Ft x 8.00 Ft

Primary Bedroom 13.00 Ft x 10.00 Ft

Bedroom 10.33 Ft x 8.83 Ft

Foyer 5.67 Ft x 4.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://jasonandodell.com/>

**RE/MAX Realty Professionals**

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