



# 90 Deerpath Road Calgary Alberta

\$600,000

Welcome to this beautifully renovated 2-storey home, offering a perfect blend of modern updates and practical functionality. Meticulously maintained with a new roof installed in 2022 and both the furnace and hot water tank replaced in 2023, this 3-bedroom, 2.5-bathroom property ensures worry-free living for years to come. Step inside to discover a bright and open main level where soaring ceilings and large windows flood the space with natural light. The living room, featuring a cozy wood-burning fireplace, provides an ideal spot to relax and seamlessly connects to a formal dining area. The kitchen has been tastefully updated with sleek light fixtures, a white subway tile backsplash, a central island for additional prep and storage, and rustic wooden accents that add warmth and character. Upstairs, the spacious primary suite includes a walk-in closet and an updated ensuite with a luxurious dual-shower setup, creating a private spa-like retreat. Two additional bedrooms and a full bathroom offer ample space for family or guests. Experience the convenience of low-maintenance hard surface flooring in every room of this carpet-free home. The west-facing backyard, complete with a large deck and gazebo, offers privacy with no rear neighbors, making it perfect for outdoor gatherings year-round. Enjoy a refreshing escape from the heat during warmer days and nights with the benefit of central air conditioning. The durable stucco exterior is ready to withstand Alberta's unpredictable weather, ensuring long-lasting protection for your home. A double attached garage provides a secure and warm space for your vehicles or toys throughout the year. Located just steps from Fish Creek Park, with Sikome Lake, shopping, restaurants, banks, and schools nearby, and with superb commute access to Deerfoot, Macleod and 14th Street, you truly can't say enough about this incredible location. S...

2pc Bathroom 4.92 Ft x 4.50 Ft  
 Living room 12.92 Ft x 17.50 Ft  
 Dining room 10.17 Ft x 10.00 Ft  
 Kitchen 10.42 Ft x 11.33 Ft  
 Primary Bedroom 14.92 Ft x 20.92 Ft

Bedroom 12.42 Ft x 9.00 Ft  
 Bedroom 9.75 Ft x 13.58 Ft  
 3pc Bathroom 6.67 Ft x 9.00 Ft  
 4pc Bathroom 6.67 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
Charles

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca