

14783 Deer Run Drive SE
Calgary, Alberta

MLS # A2242303

\$630,000

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,174 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Off Street, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage		
Inclusions:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s)		

Welcome to this lovely family home, just moments away from the picturesque pathways of Fish Creek Park. Perfectly situated in the heart of Deer Run, this property offers comfort, functionality, and easy access to schools, parks, and amenities - making it an ideal retreat for families and outdoor enthusiasts alike. As you arrive, you'll appreciate the large, oversized 21' x 24' double attached garage, perfect for vehicles, storage, or hobbies. Step inside to a spacious foyer that welcomes you into the bright front living room, where a large bay window with East exposure fills the main floor with natural light. The well appointed kitchen features granite countertops, a centre island with breakfast bar, SS appliances including fridge with bottom freezer, hood fan, built-in electric cooktop, wall stove & microwave, along with plenty of workspace to inspire your inner chef. A dedicated dining area sits just off the kitchen, and sliding patio doors lead you to your private West facing backyard oasis. This outdoor space is perfect for relaxing or entertaining, complete with a large deck, included pergola, mature trees for privacy, cozy fire pit and ample room for children or pets to play. The upper level offers a comfortable layout with a generous primary bedroom featuring a large closet and a 3pc ensuite, plus two additional good-sized bedrooms and a full 4pc main bathroom. On the lower level, you'll find a cozy family room centered around a brick gas fireplace, sided by built-in bookshelves, perfect for family keepsakes. This level also includes a 4th bedroom, guest 2pc bathroom, laundry area, and a mudroom with direct access to the garage. The basement is partially developed and provides additional versatility, with space for an office, home gym or flex room, and a workshop - customizable to your liking. This home also features solar panels on the roof, making it

an energy efficient choice that can help reduce utility costs while supporting a more sustainable lifestyle. Located just a few blocks from the Bow River, Mountain Bike Skills Park, and the endless trails of Fish Creek Park, this home is also conveniently close to Deer Run School, complete with sports fields, tennis courts, and a skate park. Shopping, dining, and essential services are just minutes away at Deer Run Shopping Centre, with easy access to major roadways making commuting across the city a breeze. Don't miss your chance to own this great home in one of Calgary's most desirable, nature-filled communities. Book your showing today!