

620 Deer Side Place SE
Calgary, Alberta

MLS # A2260010

\$725,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,209 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions: N/A

Unbeatable Location & Classic Comfort Fish Creek Park Imagine waking up to gorgeous views of nature right outside your kitchen window—that's the everyday reality of living here. This is a rare chance to own a home that offers an unbeatable location directly adjacent to Fish Creek Park, combining quiet residential charm with instant access to Calgary's most beloved natural green space. Homes that genuinely back onto the park are hard to find, and this one is a true gem! **Timeless Layout and Sunlit Spaces** This home features a desirable classic two storey split floor plan that offers separation and space for the whole family. **Main Level:** Step into the heart of the home, where large windows invite stunning morning sunshine. The main floor features a bright living room, a defined dining room perfect for gatherings, and a fantastic kitchen with updated appliances that are ready for your culinary adventures. **Lower Level Retreat:** A few steps down leads you to the spacious family room, highlighted by attractive built-ins and a cozy fireplace—your perfect spot for relaxed evenings. This level also includes a versatile bedroom or den, a handy half bathroom, and a functional laundry area. **Family Sanctuary & Convenient Features** Upstairs, you'll find three generously sized bedrooms. The primary suite is a private escape, complete with a walk-in closet and a contemporary 3-piece ensuite featuring a large shower. A 4-piece bathroom is conveniently located to serve the additional bedrooms. The home also includes a double attached garage and a full, undeveloped basement, offering incredible potential to customize and add value down the road. **The Ultimate Lifestyle Investment** Beyond the interior comfort, this location is an investment in lifestyle. You have the tranquility of Fish Creek Park as your extended backyard, yet you're moments away from everything

you need. Enjoy access to great schools, abundant shopping, excellent local restaurants, and quick, easy access to Deerfoot Trail for a straightforward commute. Homes backing Fish Creek are simply a different class—don't let this rare opportunity pass you by. Schedule your showing today!