



GRASSROOTS
REALTY GROUP

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116 Deer Run Close SE
Calgary, Alberta

MLS # A2285575



\$849,900

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Re		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		
Inclusions:	Basement electric oven, range, fridge, dishwasher, washer/dryer		

PRICE REDUCED!This stunning recently renovated home offers modern luxury and incredible versatility in a move-in-ready, high end finished package. Step inside to discover a fresh, contemporary interior featuring vaulted ceilings and a main floor laundry, and brand new flooring throughout that flows seamlessly from room to room. The heart of the home is the beautifully renovated kitchen, complete with sleek granite countertops and brand new stainless steel appliances. Upstairs you'll find 3 well appointed bedrooms with a loft off the primary overlooking the living room. All of this sits within a bright, open layout designed for today's lifestyle with a legal basement suite, with new windows and 2 spacious bedrooms, modern kitchen, and laundry for that mortgage helper. Additional highlights include a double detached HEATED garage, perfect for year-round comfort, vehicle protection, workshop space, or extra storage. Pride of ownership shows in every detail of this turn-key gem. Whether you're looking for a stylish primary residence or a smart investment opportunity, or BOTH, this home delivers modern upgrades, functionality, and future flexibility. 2 Decks, 2 new hot water tanks, 2 laundry facilities, 2 new exterior glass doors, new stucco, new egress windows, new fence, new concrete drive-way, new sod, and even the attic insulation is brand new! Don't miss your chance to own this beautifully refreshed property that's tucked in a quiet area of Deer Run yet close to all amenities. Schedule a showing today!