



**40 Deermont Road SE
Calgary, Alberta**

MLS # A2301333



\$650,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, No Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully renovated 1,200 sq ft home, where thoughtful design meets everyday comfort. Fully updated from top to bottom, this residence offers the perfect balance of modern style and functional living. The main floor features three generously sized bedrooms, including a peaceful primary suite complete with a luxurious steam shower—your own private retreat at the end of the day. Bright, open-concept living spaces flow effortlessly into a sleek, contemporary kitchen, ideal for both entertaining and daily living. The fully developed basement adds incredible versatility, offering two additional bedrooms—perfect for a growing family, guests, or a dedicated home office. Step outside to a private backyard oasis designed for both relaxation and connection. Enjoy evenings around the gravel fire pit area, surrounded by mature, beautiful trees that provide shade and serenity. Garden enthusiasts will appreciate the thoughtfully maintained garden beds and planter boxes, offering the perfect space to grow flowers, herbs, or fresh vegetables. Every detail has been carefully considered to maximize comfort, style, and flexibility. Whether you're relaxing at home or hosting family and friends, this move-in-ready property delivers the space and upgrades you've been searching for.