



**131 Deersaxon Circle SE
Calgary, Alberta**

MLS # A2306193



\$529,500

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,683 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home, Storage, Wet Bar		

Inclusions: Shed, Storage shelves in garage and bench

"DEER RUN" Investor Alert or First time Buyer - Only steps away from Fishcreek Park! Welcome to this spacious four-level split in the heart of the family-friendly community of Deer Run. Offering over 2200 square feet of total living space, this home features 3 plus bedrooms, 2 1/2 baths, a double attached garage and a private yard with mature landscaping. Its exceptional location places you just steps from one of Calgary's greatest natural treasures — Fish Creek Park. The main level features a bright living room, dining area and spacious kitchen. Large back patio off the kitchen creates a quiet retreat for family summer dinners or entertaining guests. Upper level showcases a Spacious Primary bedroom, with his and hers closets and a 3-piece ensuite. Two more generous sized bedrooms with their own 4pc bathroom complete this level. 3rd level located just off the kitchen features another bright and spacious living area with a fireplace, back bar area, sliding doors onto the lower-level patio and a powder room. This area is perfect for a children's play area or for your teenagers to entertain their friends. 4th level is also impressive with a large room for a TV room or a 4th bedroom. Gas fireplace and bookcases also create a functional space to use as an office. Large laundry room with an abundance of cabinetry is adjacent to this room. AND an Impressive "457 sq ft Crawl space" is also located on this level and is ideal for storage! Double attached garage completes the home, which is located on a quiet street, with a PAVED BACK ALLEY and only one block from a child's play park. The pathway system is two blocks from your front door and leads you directly into Fish Creek Provincial Park and minutes from the Bow River. Living here means you will be moments from beach life, with quick access to Sikome Lake, or enjoy a picnic in Hull's Wood,

brunch at Bow Valley Ranche, or take the kids for ice cream at Annie's Cafe;. Families will appreciate the convenient, established school options, including Deer Run School (K-6) and Wilma Hansen (7-9) for public students, Don Bosco (K-9) for Catholic, and St. Philip Fine Arts School in nearby Parkland, which accepts students from other communities. The Deer Run Community Centre offers racket sports, pickleball, volleyball, table tennis, a weight room and childcare or head over to the weekly Farmers' Market set up all summer. Transit is simple with Bus Route 28 just around the corner, offering regular service to Canyon Meadows C-Train Station for your commute to downtown. Steps from the Bow River, miles of running, biking, and hiking trails, top-rated schools, amenities, and easy access to Deerfoot Trail make this the perfect property to call your new home!