



**29 Deer River Green SE  
Calgary, Alberta**

**MLS # A2307056**



**\$1,025,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,405 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Interlocking Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar		

**Inclusions:** Garbage Compactor, Fridge in Laundry Room, Pool table and accessories, dart board cabinet, 2 deck heaters, TV Mounts

Welcome to 2,405 sq ft of Executive Living—your dream home backing directly onto Fish Creek Provincial Park and just 400 steps from the Bow River. With neighbours on only one side and green space on the other, this property offers rare privacy and an unbeatable natural setting. Inside, the home feels warm, inviting, and impressively spacious. The gourmet kitchen, will welcome your culinary skills, boasting high end stainless steel appliances, 5 burner Gas cook top, and built in convection oven and microwave. Featuring a raised breakfast bar, wet bar, and a generous dining nook that opens into the stunning 400+ sq ft 3-season sunroom—perfect for enjoying sunrise views without the bugs. Gardeners will love the ability to grow fresh produce here. The main floor includes a huge family room with a gas fireplace, idea for cool days in the winter months, a full laundry room, and a large den that can double as a 5th bedroom. This home would work awesome for someone looking for a multigenerational home. Upstairs, the primary suite boasts vaulted ceilings and a brand-new picture window framing breathtaking views of the Bow River and Fish Creek Park. The luxurious 5-piece ensuite includes heated floors, a steam shower, soaker tub, and dual vanities. Two additional bedrooms and a skylit 4-piece bath complete this level. The fully finished basement offers a games room (pool table & dart board included), imagine playing pool with friends and family, and enjoying drinks around the wet bar, TV area, play space with hidden cupboard under the stairs, cold storage, a 4th bedroom, and a 3-piece bath. Both Bedroom and TV Room have new oversized windows. Additional upgrades: heated double garage with floor drain & hot/cold water, Vacuflor, two newer HE furnaces, brand-new 75-gallon hot water tank, A/C, water softener, and roof (2017). In floor heat in basement,

Radon Mitigation Equipment. All "Poly B" Plumbing has been Removed from this home! Homes like this rarely come on the market, come have a private viewing to truly appreciate how amazing this home is!