



**7 Deerwood Road SE  
Calgary, Alberta**

**MLS # A2316466**



**\$749,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

This stylish 5-level split with MID-CENTURY MODERN charm, just steps from Fish Creek Park! This BEAUTIFUL and UNIQUE home has been thoughtfully updated throughout. The black slate tile and engineered hardwood flooring, custom wood & glass railings, designer light fixtures, and upgrades make this a perfect family home. The kitchen dazzles with clean lines, acrylic/glass Eurostyle cabinets, Caesarstone counters & upgraded appliances. The family room with wood-burning(gas assist) fireplace leads to the large private deck with horizontal slat privacy wall and SOUTH facing fenced yard. Upstairs has a large lofted bonus room, 2 additional bedrooms & 4 piece bath with black hex tile floors. The master features a walk-in closet and 3 piece ensuite with a custom tiled shower. The partially finished basement offers a 4th bedroom/den, family/flex room and plenty of STORAGE. Main floor laundry, convenient half bath for guests, and DOUBLE ATTACHED garage. All this on a QUIET street, next to FISH CREEK PARK, schools, transit & shopping! Upgrades include: roof and gutters (2021), furnace AC and HWT (2023), water main (2023), home was fully renovated in 2014 with 3 pane windows and doors, flooring, paint, bathrooms and much more.