



**20 Deermont Way SE
Calgary, Alberta**

MLS # A2317128



\$625,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Deer Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,387 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | |
|--------------------|-------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Laminate, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Brick, Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: Basement Fridge & Stove

Looking for a great investment? This is it. Spacious home in the established community of Deer Ridge, provides endless activities from the walking paths at Fish Creek to the beach at Sikome Lake, plus less then a 5-minute walk to 2 schools! Many fantastic updates throughout including a LEGAL basement suite w/separate entrance, ideal as a mortgage helper or mother-in-law. The main floor is immersed with natural light. Unwind after a long day or entertain guests in the inviting living room & casually elegant dining room. The large, neutral kitchen embraces indoor/outdoor living that leads to the 2-tiered deck & backyard oasis, perfect for summer BBQs. Then retreat to the spacious master suite w/updated ensuite. 2 additional bedrooms & another updated bath on this level. The versatile basement features a LEGAL suite with full kitchen w/raised breakfast bar island, huge den for office or hobbies, full bath & sunny bedroom. Great for tenants, guests or extra family space. Upgrades included over the years basement suite w/wainscoting, full kitchen, updated bathroom, bedroom + den w/closet. New LED lighting throughout, professionally serviced furnace w/new motor, belt & bearings, roof in front of house replaced, upgraded attic insulation, new fence on all sides, new soffits, fascia & eavestroughs, 2 new sprinklers in furnace room, washer, dryer, new overhead garage door, new paint, new doors, new door frames, new door hardware including handles/locks, new baseboards, new light fixtures, new Lux windows & patio door on main, new blinds, new high-end vinyl plank flooring (10mm thick), updated main bathrooms with new tile, tub, shower heads, toilets, vanities & mirrors. New smoke & carbon monoxide detector, new main kitchen countertop, a large dog run with gate at side of house & much more! The suite was made legal by the City of

Calgary in May 2020.