GRASSROOTS REALTY GROUP

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19 Deercrest Way SE
Calgary, Alberta

MLS # A2318880

$634,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,445 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	5	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Many Trees, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Cork, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

OPEN HOUSE: Saturday, June 13th 12:00 - 2:00 PM Enjoy the space to spread out, gather together and adapt to changing needs in this meticulously maintained 6 bedroom home offering over 2,700 sq. ft. of developed living space in DEER RIDGE ESTATES. Occupying a quiet CORNER LOT, this well-cared-for 4-level split combines flexible living areas, thoughtful updates and a location that keeps everyday amenities close at hand. Natural light pours through large windows while HARDWOOD FLOORING adds warmth and character throughout the main level. Gather with family and friends in the spacious living room overlooking the front streetscape, creating an inviting setting for both everyday living and special occasions. Adjacent dining space accommodates everything from casual meals to holiday celebrations with ease. Culinary creativity feels effortless in the bright kitchen where abundant cabinetry, extensive counter space and room for a dining table help keep busy households organized. Convenient access to the backyard and DOUBLE ATTACHED GARAGE helps simplify daily routines. Upstairs, 3 generously sized bedrooms provide comfortable accommodations for the family. Morning preparations become easier in the updated 5-PIECE BATHROOM featuring a DUAL VANITY, stand-up shower and CORNER JETTED BATHTUB for a relaxing start or finish to the day. Cozy evenings await on the lower level where CORK FLOORING enhances comfort underfoot and a GAS FIREPLACE serves as a welcoming focal point within the family room. Entertaining remains simple thanks to the WET BAR that keeps drinks and snacks close at hand. Two additional bedrooms, a full 4-piece bathroom and a conveniently located laundry room complete this versatile level. Flexible space continues in the basement where a large rec room accommodates

hobbies, fitness equipment, games or media enjoyment. Another finished room (no window) easily functions as a 6th bedroom or home office and is complemented by a large mechanical room with extensive storage capacity. Outdoor enjoyment comes naturally in the PRIVATE BACKYARD where a large deck encourages summer barbecues, outdoor dining and quiet evenings in the sunshine. Fully fenced landscaping offers peace of mind for children and pets while maintaining a comfortable sense of privacy. Valuable updates contribute to long-term confidence, including WINDOWS completed in 2011, 2022 and 2023, SHINGLES, ROOF VENTS AND FLASHING completed in 2015, a 40-GALLON HOT WATER TANK installed in 2017, a HIGH-EFFICIENCY 2-STAGE FURNACE added in 2021 and CENTRAL AIR CONDITIONING installed in 2022. Parking and storage needs are well addressed by the INSULATED AND DRYWALLED DOUBLE ATTACHED GARAGE finished with durable EPOXY FLOORS. Life in Deer Ridge places residents near schools, shopping, recreation facilities, major commuter routes and the natural beauty of Fish Creek Provincial Park, creating an exceptional blend of convenience and outdoor lifestyle.

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