



14304 Deer Ridge Drive SE
Calgary, Alberta

MLS # A2321880



\$649,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,428 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, No		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Gas BBQ, outdoor storage chest, front entry bench

If you have been searching for a spacious family home with a large private backyard, backing onto the ridge with breathtaking views of the endless Alberta sky, your wait is over! This is a rare opportunity to own a well-maintained custom bungalow with oversized double garage in prestigious Deer Ridge Estates, offered for sale for the first time in over 40 years and presenting an incredible opportunity to renovate and create your dream home in an unbeatable location. With no neighbours behind, Fish Creek Park just moments away, transit conveniently located across the street, and close proximity to schools, parks, shopping, and everyday amenities, you simply won't find a better location in Deer Ridge. The main floor features a functional and inviting layout, including a spacious front living and dining room, a bright kitchen with excellent workspace, and a comfortable family room highlighted by a gas brick fireplace, beautiful wood detailing, and direct access to the expansive backyard. Beautifully maintained hardwood floors extend throughout the main level and into the three main-floor bedrooms, including the Primary featuring a private 3-piece ensuite, and direct access to the large composite deck. A full 4pc bathroom and convenient main-floor laundry further enhance the practicality of this family-friendly floor plan. The fully finished basement includes a large recreation room, a fourth bedroom, a 3-piece bathroom, a workshop, and an expansive storage area, offering flexibility for growing families, hobbies, guests, or future development ideas. Outside, the private East facing backyard is a true highlight, offering mature landscaping, large no maintenance composite deck, a gas BBQ line, and plenty of lawn for children and pets to play. The peaceful setting backs directly onto the ridge, offering unobstructed views and spectacular sunrises. Lovingly maintained, filled

with character, and brimming with renovation potential, this is a rare opportunity to secure a premium property in Deer Ridge Estates and transform it into your forever home.