



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**204 Deer Ridge Way SE
Calgary, Alberta**

MLS # A2322975



\$999,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,131 sq.ft.	Age:	1981 (45 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Marble, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Stone Counters		

Inclusions: N/A

Welcome to this rare opportunity to own a large estate home in one of Calgary's most established family communities. Over 3100 sq.ft of space on main and upper floors, plus a fully developed basement with separate entrance. Situated on a large SE facing corner lot, with plenty of parking. Large concrete patio area in back yard perfect for family gatherings. Quiet neighborhood with mature trees and many greenspaces nearby, short walk to Fish Creek Park area. This estate style home offers 6 bedrooms above ground, including one on the main floor. Grand entry with amazing staircase all open to above. Home has been very well cared for, extensive woodwork throughout has been maintained and adds to the character of this home. Beautiful marble and wood flooring throughout the home. Marble floors in large open kitchen area, stainless steel appliances. Granite countertops throughout with huge island and breakfast nook. Two separate dining areas, including a formal dining room with kitchen access. The basement has been recently renovated, the fully developed basement offers excellent flexibility with its own Separate Entrance from the side yard, full kitchen, living room, bedroom, bathroom, separate laundry, and large storage space, making it ideal for extended family or rental potential. Quick access to all amenities including shopping, recreation, green spaces, etc. Plenty of space in this home for families of all sizes.