



GRASSROOTS
REALTY GROUP

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56 Deersaxon Circle SE
Calgary, Alberta

MLS # A2323452



\$480,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,181 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Welcome home to this beautifully maintained, fully finished home offering nearly 1,700 sq. ft. of developed living space on a quiet, mature street in the heart of Deer Run. Just a short walk from Fish Creek Provincial Park, this home combines a functional family layout with one of Calgary's most desirable established communities. The bright and inviting main level features beautiful hardwood flooring, large windows that flood the living room with natural light, and a well-appointed kitchen complete with timeless white cabinetry, granite countertops, stainless steel appliances, and ample prep space. The adjoining dining area opens through sliding patio doors to a spacious deck overlooking the large backyard, creating the perfect setting for summer BBQs, entertaining, children, or pets. The upper level offers three generously sized bedrooms, including a spacious primary bedroom with convenient access to the updated 4 piece bathroom, which also serves the additional bedrooms. The fully developed basement provides even more living space with a cozy family room highlighted by a stunning floor-to-ceiling stone feature wall, creating the perfect space for movie nights, watching the big game, or a children's play area. A dedicated storage room completes the lower level. Located just minutes from Fish Creek Provincial Park, schools, playgrounds, shopping, public transportation, and major roadways with quick access to Deerfoot Trail, this home offers an outstanding opportunity to enjoy a mature community with exceptional amenities and endless outdoor recreation right at your doorstep.