



**39 Deermoss Place SE
Calgary, Alberta**

MLS # A2324042



\$709,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,791 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island		

Inclusions: TV Bracket

****OPEN HOUSE - Sunday, July 28 from 1-3 pm**** Perfectly positioned on a quiet cul-de-sac just steps from the pathways of Fish Creek Provincial Park, this beautifully maintained and extensively updated home offers over 2,700 sq. ft. of fully developed, living space in one of Calgary's most desirable locations. Situated on a sun filled south facing corner lot, the home is surrounded by mature trees and landscaping, creating exceptional privacy and outdoor enjoyment. The backyard is an inviting retreat with a spacious patio and plenty of room for family gatherings or relaxing in the sunshine. Inside, a welcoming foyer opens to bright, spacious living and dining areas, leading into a functional kitchen with direct access to the backyard. The adjoining family room features a cozy gas fireplace, while a generous mudroom and convenient main floor powder room add everyday practicality. Upstairs offers three spacious bedrooms, including a primary retreat with its own ensuite and dual closets, along with an updated main bathroom. The fully finished basement provides outstanding flexibility with a large recreation room, full bathroom, laundry area, and a versatile flex space that could easily accommodate a home office, gym, or hobby room. Over the years, the home has been meticulously maintained with numerous significant updates, including: High-efficiency furnace (2014), Central air conditioning (2014), Central vacuum system (2020), Hot water tank (2022) Additional features include upgraded windows, updated lighting, ceiling speakers, a heated oversized 21' x 21' double garage, and an exceptional family friendly location surrounded by nature while remaining just minutes from schools, shopping, transit, and major roadways. This is a rare opportunity to enjoy the perfect balance of peaceful park-side living and everyday convenience in a beautifully cared-for home.

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