



GRASSROOTS
REALTY GROUP

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680 Deer Park Way SE
Calgary, Alberta

MLS # A2328005



\$710,000

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,761 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Back Lane, Pie Shaped Lot, Private		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: The piano, barbecue and other stuff in the backyard and garage

Watch the Video Welcome to 680 Deer Park Way SE, this spacious 4-level split nestled on an impressive 9,095 sq.ft. west-facing pie-shaped lot in the heart of Deer Run. Offering ****over 1,740 sq.ft. above grade and more than 2,100 sq.ft. of developed living space****, this well-maintained home combines generous room sizes, thoughtful updates, and an exceptional backyard that's becoming increasingly difficult to find. The bright main floor features a welcoming living room, formal dining area, and an updated kitchen with ample cabinetry and workspace. The walkout third level offers a warm and inviting family room with a cozy wood-burning fireplace, creating the perfect space for relaxing or entertaining. A second wood-burning fireplace adds character and comfort to another living area. Upstairs, you'll find three spacious bedrooms, including a primary suite complete with its own ensuite bathroom. The functional 4-level split layout provides excellent separation of living spaces while offering flexibility for growing families. Step outside and discover the true highlight of this property—a massive west-facing pie-shaped backyard with endless possibilities. Whether you envision summer gatherings, a play area for children, gardening, or simply enjoying the extra privacy and open space, this yard is a rare offering in today's market. Recent updates provide added peace of mind, including newer windows, a newer roof, a furnace replaced in 2017, and a hot water tank replaced in 2021. The home also features a double attached garage. Located just steps from Fish Creek Park, Deer Run School, tennis courts, the community centre, playgrounds, and extensive pathway systems, this home offers an outstanding lifestyle in one of Calgary's most established and sought-after communities. With its exceptional lot, functional layout, and prime location, this is a fantastic opportunity to

make Deer Run your next home.