



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23 Deer Lane Place SE
Calgary, Alberta

MLS # A2328681



\$569,900

Division:	Deer Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Driveway, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lands		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage		

Inclusions: All window coverings

*** OPEN HOUSE - Saturday July 18, 1-3pm *** Looking for a beautiful home, with a large yard in a friendly neighbourhood? Here's your chance! This updated bungalow at 23 Deer Lane Place SE has over 1800 sqft of living space and is located at the key of a quiet cul-de-sac just minutes walk to Fish Creek Park. From the moment you walk in the door you'll feel at home and appreciate the upgrades including a cozy wood fireplace in the living room, luxury vinyl plank flooring throughout, stainless steel appliances, a built-in coffee station and quartz countertops in the kitchen. To complete the main floor there are 3 generous sized bedrooms and the main bath. There is a separate entrance leading to the finished basement which has had egress windows added to bring plenty of natural light to the family room. In the basement you'll also find a stone-faced gas fireplace, the 4th bedroom, a 3 piece bathroom, laundry room and plenty of storage space. Some additional updates to the house include: new hot water tank 2023, Fridge, stove and dishwasher in 2026, and newer windows. Your massive west facing pie shaped backyard has lots of trees and shrubs for shade and privacy, there is patio area just off the back entrance, raised garden beds and a shed that has been updated and could be used for a man-cave, she-shed or a home office. Steps from Deer Run School, the community centre and the many biking and walking trails throughout Fish Creek Park, this is a home you don't want to miss out on!