



**GRASSROOTS**  
REALTY GROUP

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75 Deerbrook Road SE  
Calgary, Alberta

MLS # A2328881



**\$800,000**

|           |                             |        |                   |
|-----------|-----------------------------|--------|-------------------|
| Division: | Deer Run                    |        |                   |
| Type:     | Residential/House           |        |                   |
| Style:    | 2 Storey                    |        |                   |
| Size:     | 1,824 sq.ft.                | Age:   | 1984 (42 yrs old) |
| Beds:     | 4                           | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached      |        |                   |
| Lot Size: | 0.14 Acre                   |        |                   |
| Lot Feat: | Landscaped, Rectangular Lot |        |                   |

|             |                                                                                                |            |      |
|-------------|------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                     | Water:     | -    |
| Floors:     | Carpet, Linoleum                                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                | Condo Fee: | -    |
| Basement:   | Full                                                                                           | LLD:       | -    |
| Exterior:   | Brick, Wood Frame, Wood Siding                                                                 | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                | Utilities: | -    |
| Features:   | Bar, Built-in Features, Double Vanity, French Door, Natural Woodwork, Quartz Counters, Storage |            |      |

**Inclusions:** Pool Table, TV Mount, Shed, Flower Pot(s)

Welcome to 75 Deerbrook Road SE, a beautifully maintained two-story tucked into the sought-after Estates of Deer Run. Set on a quiet, tree-lined street, this home offers privacy and space from the moment you arrive. Engineered hand-scraped oak hardwood runs through the main floor, from the sunken living room with large windows filling the space with natural light to a dining room that seats up to 10. The kitchen features quartz counters, soft-close cabinetry, and high-end appliances, opening to a sunny eating nook and upper deck. The adjoining sunken family room offers a wood-burning fireplace and its own access to a covered lower deck. Upstairs, the primary bedroom overlooks the treed backyard and includes twin closets plus a spacious ensuite with large windows, double sinks, a soaker tub, and a separate shower and toilet area. Two more bedrooms and a full 4-piece bath complete the level. The finished basement adds a games and rec area built for pool and gaming, a bedroom, a wired office, and ample storage. Outside, enjoy three levels of decking, a gas fire pit, and mature perennial gardens on a fully treed, private lot. A double-attached garage with a heater and workbench completes the package. On top of all this, enjoy walking distance to Fish Creek and some of the best fishing Calgary has to offer. A rare find in Deer Run.