



GRASSROOTS
REALTY GROUP

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48 Deermont Way SE
Calgary, Alberta

MLS # A2329837



\$689,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,646 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV mounts

OPEN HOUSE SAT 1-4PM** Welcome to this beautifully updated fully finished, and well-maintained four-bedroom, three-bathroom home in the mature southeast Calgary community of Deer Ridge. This family-friendly neighbourhood is known for its mature trees, established schools, and unbeatable access to nature and amenities. Inside this carefully maintained home are thoughtful updates that provide comfort and peace of mind. Major improvements include a kitchen renovation (2015), ensuite bathroom update (2022), and main bathroom renovation (2020). Flooring has been refreshed with new Luxury Vinyl Plank (LVP) flooring (2023), new bedroom carpet (2022), and new carpet on the stairs and massive TV room, which will quickly become a favourite space to spend quality time with loved ones. Step outside and enjoy a truly impressive outdoor living space featuring a massive cedar covered deck (2016) that leads to a new lower deck (2025), ideal for entertaining, relaxing, or family gatherings in the low-maintenance, private backyard. The main level offers a functional and inviting layout with a spacious living room, family room, formal dining area, breakfast nook, and a versatile third bedroom that can easily double as a home office. The kitchen sits at the heart of the home, seamlessly connecting to the main living spaces while overlooking the large outdoor area. The primary bedroom includes its own ensuite, complemented by two additional bedrooms and a fully renovated 4-piece bathroom. The lower level significantly expands your living space with a large family room, a fourth bedroom, a four-piece bathroom, a workshop, cold storage, and extensive storage options, perfect for growing families, hobbies, or future customization. Additional highlights include a OVERSIZED single detached garage with impressive height, ideal for a lift and a large

overhead door, offering excellent functionality for projects, vehicles, or recreational toys. This well-cared-for home is on a quiet street in an established community, blending lifestyle, convenience, and access to nature. A rare opportunity, perfect for life's next chapter. Ideally situated with quick connections to Deerfoot Trail, Anderson Road, and Canyon Meadows Drive, this location offers effortless commuting while keeping you just minutes from everything you need. Outdoor enthusiasts will love being close to Fish Creek Provincial Park, offering endless pathways, river views, and year-round recreation. Everyday convenience is at your doorstep with Deer Valley Marketplace, featuring grocery stores, pharmacies, caf  s, restaurants, banking, fitness, medical services, and over 25 shops and services, including Calgary Co-op, Tim Hortons, Starbucks, RBC, and more.