



GRASSROOTS
REALTY GROUP

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7, 14736 Deerfield Drive SE
Calgary, Alberta

MLS # A2330142



\$324,900

Division:	Deer Run		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: n/a

OPEN HOUSE SUNDAY AUGUST 2, 2-4 PM. Welcome home to this bright and functional 3-bedroom home with 2 bathrooms and so much room to grow! The main floor offers a bright east-facing kitchen and dining area, along with a sunny west-facing living room overlooking the fully fenced west backyard, perfect for enjoying afternoon and evening sun. The kitchen features modern stainless steel appliances, plenty of counter space, a pantry, and fresh paint in select areas. Upstairs, you'll find three spacious bedrooms including a primary bedroom with a large closet and ceiling fan for added comfort. The lower level adds even more flexibility with a recreation room, laundry area with washer and dryer, and a convenient 2-piece bathroom already roughed-in for a future shower. The bathroom rough in is thoughtfully configured and partially separated with drywall, making it an excellent opportunity to create a full bathroom or leave it as a the half bathroom and plan to add additional functionality over time. Enjoy peace of mind with major exterior updates already completed, including exterior painting in 2024 and a new roof featuring Class 4 impact-resistant shingles installed in 2021, and upgraded roof venting completed at the same time. A fantastic opportunity for first-time buyers, young families, or anyone looking for a well-laid-out home with great potential inside and out!