



GRASSROOTS
REALTY GROUP

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12, 14736 Deerfield Drive SE
Calgary, Alberta

MLS # A2331699



\$359,000

Division:	Deer Run		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	807 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Guest, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/A

Discover the perfect blend of comfort, convenience, and outdoor living in this well maintained bungalow style end-unit townhouse, ideally situated in the sought after community of Deer Run. This home offers the ease of bungalow living with a functional layout, featuring 3 bedrooms and 2 full bathrooms, including two bedrooms on the main level and a spacious third bedroom in the fully developed lower level, ideal for guests, a home office, or growing families. The kitchen offers a bright and spacious room to create many delicious meals and entertain friends and family alike. As an end unit, you'll enjoy added privacy, extra natural light, and the benefit of a private, fully fenced backyard, perfect for relaxing, entertaining, gardening, or giving children and pets a secure place to play. This home is perfectly positioned for families and outdoor enthusiasts alike. As you step outside you will be greeted with the Deer Run School and the Deer Run Community Centre just next door, making school drop-offs and community activities incredibly convenient. The Deer Ridge Off-Leash Park is only moments away, offering plenty of space for your four legged family members to run and play. Nature lovers will appreciate being within walking distance of the incredible Fish Creek Provincial Park, where kilometres of scenic walking and biking paths, picnic areas, and year-round recreation await. Enjoy low maintenance living in one of Calgary's most established neighbourhoods, where green spaces, recreation, and everyday conveniences come together to create an exceptional place to call home.