



GRASSROOTS
REALTY GROUP

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167 Deerpath Court SE
Calgary, Alberta

MLS # A2331939



\$599,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Level, No Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: Shed, Basement Wooden Shelves, Basement Storage Drawers, Garage Workbench & Cupboards

Get ready to start checking those boxes! This spacious bungalow with a double attached garage offers 5 bedrooms, 2.5 bathrooms and an incredible amount of living space, all tucked away on a quiet street in the established, nature-filled community of Deer Ridge. Step inside to gleaming hardwood floors that flow through the bright living room, where floor-to-ceiling windows fill the space with natural light and a centrally located wood-burning fireplace creates a warm focal point. The spacious kitchen features ample cabinetry, a large island and opens to the adjoining dining area, making it ideal for everyday living and entertaining. Just off the dining room, step onto the large deck complete with a gas line for your BBQ, creating the perfect space for summer gatherings. The main floor offers a generous primary bedroom with double closets, a convenient 2-piece ensuite and private sliding door access to the back deck. Whether you're letting your pets out with ease, enjoying fresh air without leaving the comfort of your room, or stepping outside on a crisp winter morning, this thoughtful feature is one you'll appreciate year-round. Two additional bedrooms and an updated 4-piece bathroom complete the main level. Downstairs, the fully developed basement provides exceptional flexibility with a huge recreation area, wet bar/kitchenette, two spacious bedrooms featuring new egress windows, a beautifully updated 4-piece bathroom, a large laundry room and plenty of storage. Outside, you'll enjoy a private backyard with a large deck, beautiful mature spruce trees that provide year-round beauty and privacy, grassy space and a storage shed. Deer Ridge is loved for its abundance of parks, pathways and access to nature, with Fish Creek Provincial Park just moments away. Families will appreciate nearby schools, playgrounds and sports fields, while everyday

conveniences including grocery stores, restaurants, shopping, transit and easy access to Deerfoot Trail, Macleod Trail and Stoney Trail make commuting around the city simple. This is an incredible opportunity to own a spacious family home in one of Calgary's most established southeast communities. Checkout the 3D Virtual Tour and book your showing today!