



GRASSROOTS
REALTY GROUP

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62 Deer Ridge Way SE
Calgary, Alberta

MLS # A2342083

\$519,900

Division:	Deer Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,210 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Stunning Renovation | Top of the Line Finishes | Modern Monochrome Design | 1,774.37 SqFt of Developed Living Space | Semi-Detached | 3 Bedrooms + Basement Den | 3.5 Bathrooms | Open Floor Plan | Two Statement Feature Walls | Electric Fireplace | Sparkling Kitchen | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Open Kitchen & Dining Area | Sliding Glass Door to Expansive Raised Deck | Plush Carpet Flooring Upstairs | 3 Upper Level Bedrooms | Primary with Walk-in Closet & 3pc Ensuite | Entertainer's Basement | Rec Room with Wet Bar | Basement Den with Closet | Basement Laundry | Great Storage | Fully Fenced Backyard | Front Parking Pad | Beside Deer Ridge Shady Park | Minutes to Deer Ridge Outdoor Rink & Don Bosco School. Welcome home to this stunningly renovated semi-detached residence showcasing top of the line finishes, a sophisticated monochrome design & 1,774.37 SqFt of developed living space. The front door opens directly into the beautifully designed living room, where two dramatic feature walls create an incredible first impression. One statement wall showcases a mounted television & electric fireplace, while the second adds striking architectural detail behind the living space. The living room flows naturally toward the rear of the home where the kitchen & dining areas are open to one another, creating an ideal setting for everyday living & entertaining. The sparkling kitchen is finished with full height cabinetry, quartz countertops & stainless steel appliances, offering excellent workspace & storage. The dining area provides direct access through sliding glass doors to the expansive raised deck, creating an effortless transition to outdoor dining & entertaining. A centrally located 2pc bathroom completes the main level. Upstairs holds 3 bedrooms with plush carpet flooring & 2 full

bathrooms. The spacious primary retreat features a walk-in closet & private 3pc ensuite, while bedrooms 2 & 3 provide excellent space for the family. These share the main 4pc bath with a tub/shower combo. The finished basement is designed with entertaining in mind, offering a generous recreation room with wet bar, versatile den with closet space, 3pc bath with a walk-in shower & vessel sink. This level has your laundry & great storage. The basement den is a flex space & can easily be used as a bedroom or home office. Whether hosting friends & family or enjoying additional living space, this level offers exceptional flexibility. Outside, the fully fenced backyard provides an incredible setting for relaxing & entertaining, with the expansive raised deck creating an excellent extension of the home's living space. A front parking pad adds convenient off-street parking. Ideally located beside Deer Ridge Shady Park & just minutes from the Deer Ridge Outdoor Rink, Don Bosco School, parks, pathways & everyday amenities, this exceptional home combines sophisticated design, functional living space & an incredible location. Hurry & book your showing today!