



GRASSROOTS
REALTY GROUP

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13632 Deer Run Boulevard SE
Calgary, Alberta

MLS # A2344131



\$625,000

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,640 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Block Driveway, Concrete Driveway, Double Garage Attached, Driveway, Part		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vinyl Windows		

Inclusions: n/a

This 1,700 sq ft, 2 story split offers plenty of room for a young & growing family. Walking distance to Fish Creek Park with plenty of shopping and public transit close by. 3 bedrooms up, Master has a full ensuite bath & walk in closet. Master bedroom is a few steps up from the other bedrooms, giving extra quiet & privacy. Sunny eating nook looking into the kitchen with newer appliances. Walk through into formal dining room/living room open with cathedral ceiling. Living room has hardwood floors & a gas fireplace. The third level includes a family room with hardwood flooring, natural wood burning fireplace & wet bar with new sink & counter. Laundry is conveniently located on this level also (in the 2 piece bathroom) Lower level has carpeted rumpus room & a flex room(office/sewing/play area) Tons of storage & shelving, or play room in the side of the basement that has a lower ceiling. Utility room has furnace, 2 hot water tanks & storage space. Eco Paving brand new on the driveway, sidewalk up to the house & the front steps. A \$ 10,000.00 upgrade. The garage will be freshly painted. The siding was replaced approximately 4 years ago, along with the gutters & eaves. Leaf Filter system was done in 2022. (\$5,560.00 value) A new skylight was done around the same time. New windows around 7 years. The shingles have also been replaced. The home has been freshly painted throughout. The furnace, vents & dryer vent has just been cleaned, along with the gas fireplace. Wood fireplace has not been used by the current owner. All appliances are no more than 3 years old. The kitchen cabinets have been professionally painted recently. The kitchen counter, kitchen flooring & hall way are new. A new real property report with city compliance is available. The back yard is a good size for the family to enjoy. It is also very private. The yard does need work, but has

endless possibilities for the gardener. The double attached garage is very large with 2 garage doors. Workers may be in the home when showing. Basement & Garage are being painted & both family rooms are getting new flooring. Deer Run is a great community. Call your favorite realtor today to have a private viewing . The listing realtor is also the owner. For proper representation as a buyer, please call your realtor, not the listing realtor to show you the property.