



GRASSROOTS
REALTY GROUP

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143 Deer Ridge Way SE
Calgary, Alberta

MLS # A2350549

\$500,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,079 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1
Garage:	Concrete Driveway, Front Drive, Off Street, Paved		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Back Lane,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: GARDEN SHED

Want to build some sweat equity, renovate or just get a SCARY GOOD DEAL? YOU'LL BE HAUNTED FOREVER if you miss this SWEET 4 LEVEL SPLIT in DEER RUN on a QUIET STREET with LARGE SUNNY SW FACING BACK YARD (mature trees, fenced, vegetable box, several flower beds, shed & dog house). 4 Bdrms (3+1), with 1460 ft2 of Developed space --more than 500 ft2 of UNFINISHED basement FOR FUTURE DEVELOPMENT AND POTENTIAL FULL BATH or extra STORAGE ROOM.-- NO GARAGE? NO PROBLEM! Just extend the concrete SIDE DRIVEWAY (that currently parks 2 cars) and BUILD A NEW ONE! If the SCARIEST THING in this house is the paint job.... YOU CAN VANQUISH THAT VAMPIRE WITH A PAINT BRUSH, A DROP CLOTH and a trip to HOME DEPOT (SERIOUSLY...YOU GOT THIS)! Open and bright floorplan, LAMINATE FLOORS THROUGHOUT - one less thing you have to replace.- If you have LITTLE MONSTERS AT HOME? Take them to SEE THE 'BLUE IMP' (TOT PARK), 4 houses down --THEY CAN ATTACK THE SWINGS, SLIDES, CLIMBING WALL OR THE MUSICAL JAMBOREE! So.....DON'T BE A ZOMBIE AND WANDER OFF TO THE WRONG PROPERTY this Halloween, YOU'LL CRY BOO!-HOO if this HOUSE gets GOBLIN'D UP! INSTEAD, Get on your BROOMSTICK and fly over to OUR OPEN HAUNTED HOUSE (OCT 17th + 18th 2:00PM-3:45PM)!