



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

228 Deer Ridge Place SE
Calgary, Alberta

MLS # A2353095

\$574,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,041 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Rectangular Lot, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

OPEN HOUSE Sunday, October 18 from 1:30-3:30...Updated, move-in ready, and packed with valuable upgrades, this fabulous family home immediately stands out with its brand-new kitchen, beautifully renovated in Summer of 2026. The kitchen features Classic white cabinetry, sleek Quartz countertops, a stylish Subway tile backsplash, and brand-new Stainless steel appliances, creating a modern and inviting space designed for everyday living and entertaining. Additional major updates include new vinyl flooring in 2022, Carpet in 3rd level in 2026, Hot water tank 2024. New Windows and Back Door in 2025, Front Door 2019, Roof 2015, Deck in 2021, Railings in 2024, Eavestroughs & Garage Door 2018, Furnace 2015 offering peace of mind and exceptional value from the moment you move in. This lovely home is nestled on a quiet cul-de-sac in the heart of Deer Ridge and offers an exceptional combination of comfort, functionality, and pride of ownership. Step inside to an inviting open-concept main floor highlighted by stunning vaulted ceilings, updated flooring, and a beautiful bay window overlooking the peaceful front street. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with its own ensuite. The third level is designed for gathering and entertaining, boasting a huge, inviting family room with a cozy wood-burning fireplace, an entertaining bar, and large windows that fill the space with natural light. The fourth level offers incredible versatility, with an expansive room currently used as a teenage retreat, additional storage, and a laundry area with space and potential for a future full bathroom. Outside, the Oversized Detached Garage is a true standout, featuring a mechanic's dream setup with 220 amp power offering exceptional potential for hobbyists, car enthusiasts, or anyone needing extra workspace.

Located in a welcoming community known for friendly neighbours and pride of ownership, this is a wonderful opportunity to own a beautifully updated and spacious family home in a sought-after location. Move in, enjoy the upgrades, and make yourself at home in Deer Ridge — this one is a must-see!