



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**268 DEERSAXON Circle, Calgary T2J 6R5**

MLS® #: **A2110485**

Area: **Deer Run**

Listing Date: **02/26/24**

List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 16-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1983**

Finished Floor Area

Abv Sqft: **939**

Low Sqft:

Ttl Sqft: **939**

Lot Information

Lot Sz Ar: **5,231 sqft**

Lot Shape:

DOM

**83**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

**Brick,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`10" x 12`6"</b>
<b>Family Room</b>	<b>Lower</b>	<b>18`9" x 15`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 10`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 7`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 9`1"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`7" x 7`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`9" x 4`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>11`1" x 10`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`11" x 8`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`11" x 6`8"</b>

<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`0" x 6`0"</b>	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-C1</b>	
Legal Desc:	<b>8110909</b>		Remarks
Pub Rmks:	<b>WELCOME to the beautiful 4 level split in one of the preferred neighborhood of Calgary. This beautiful house offers 3 good-sized bedrooms and finished basement . This house offers walking distance to the elementary school, grocery stores, and parks.</b>		
Inclusions:	<b>n/a</b>		
Property Listed By:	<b>MaxWell Central</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

