



THE
A-TEAM

**RE/MAX
FIRST**

1048 DEER RIVER Circle, Calgary T2J 6Y9

MLS® #: **A2125079**

Area: **Deer Run**

Listing Date: **04/24/24**

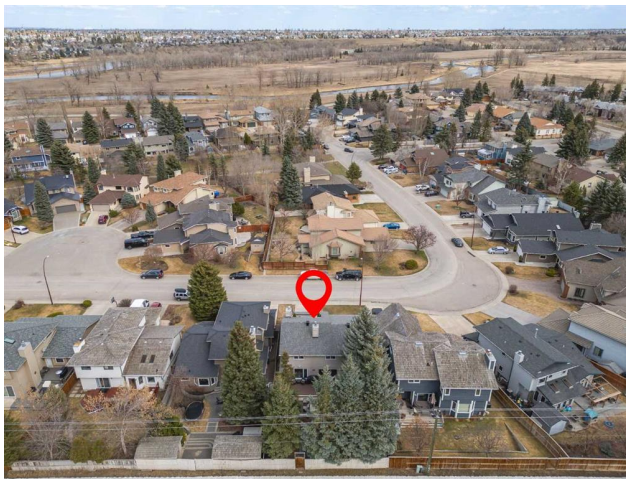
List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**
Lot Information
Lot Sz Ar: **5,672 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,161**
Low Sqft:
Ttl Sqft: **2,161**

DOM

25
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Private,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Wood Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Gas Stove,Washer,Window Coverings**
Int Feat: **Bar,Ceiling Fan(s),Granite Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`3" x 11`4"
Office	Main	8`11" x 11`6"
Kitchen	Main	12`0" x 12`5"
Other	Main	9`1" x 5`8"
Bedroom - Primary	Upper	17`0" x 16`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`11" x 18`5"
Kitchen	Main	11`11" x 11`1"
Dining Room	Main	10`0" x 12`5"
2pc Bathroom	Main	
Family Room	Upper	15`4" x 11`11"

Bedroom
5pc Ensuite bath
Bedroom
Furnace/Utility Room

Upper
Upper
Lower
Basement

14`9" x 12`7"
12`1" x 12`3"
12`2" x 11`8"

3pc Bathroom
Game Room
Bedroom
5pc Bathroom

Upper
Basement
Lower
Basement

26`0" x 12`2"
17`1" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8711563

Remarks

Pub Rmks:

DEER RIVER ESTATES | BACKS GREEN BELT | WEST BACK YARD | STEPS TO FISH CREEK | **Open House Saturday, May 18th 1:00-3:00pm** This tastefully renovated 2-storey home with 3,150 sq ft of living space, epitomizes luxury living. The main floor boasts a large office, a half bath, an updated kitchen, showcasing stone countertops, stainless steel appliances, a gas stove, and a fridge with an ice and water dispenser. Entertainment takes center stage in the living room, where the gas fireplace creates a cozy ambiance, complemented by a games area featuring a bar with a live wood edge countertop, perfect for family gatherings and hosting guests. A fully equipped second kitchen on the main floor provides a rare opportunity for large family gatherings, multi-generational living or sharing your living space with others. On the upper level you will enjoy a primary retreat boasting massive his and hers walk-in closets and a spa-like ensuite with heated floors, a soaker tub, double sinks, and a tiled walk-in shower with glass doors. Also, on the upper level, you will find a large second bedroom, laundry, a renovated bathroom with heated floors and a bonus room with access to a large balcony for a secondary outdoor oasis. The fully finished basement finishes off this home nicely with two large bedrooms, a modern five-piece bathroom, a spacious rec area with a wet bar, and second laundry hookups. Other notable upgrades are the 8' garage door, exterior and interior surround sound and a recently landscaped front yard. This meticulously maintained residence ensures peace of mind with the removal of all poly-b plumbing and recent updates include new roof shingles in 2022, new A/C in 2023, a new furnace motor in 2023, and a new hot water tank control panel in 2024. The private west-facing backyard offers a tranquil retreat with an expansive composite deck and a large patio. Backing onto a green belt/off-leash park and just steps to Fish Creek Park, you will appreciate the unparalleled access to outdoor recreation and natural beauty. Designed with versatility in mind, this home boasts two laundry areas and a second full kitchen, ideal for multi-generational living, large gatherings or accommodating shared living. Located in Deer River Estates, this home offers the perfect balance of suburban tranquillity and urban convenience. With an array of shops, restaurants, and amenities nearby, as well as elementary and junior high schools within close proximity, this is a place where you can truly live, work, and play.

Fridge X2, Hood Fan X2, TV mount in living room
RE/MAX First

Inclusions:
Property Listed By:

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

