



THE A-TEAM

RE/MAX FIRST

145 DEER RIVER Place, Calgary T2J 6Y7

MLS® #: A2142449 Area: Deer Run Listing: 06/21/24 List Price: \$899,000
Status: Active County: Calgary Change: -\$26k, 28-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1991
Finished Floor Area
Abv Sqft: 2,454
Low Sqft:
Ttl Sqft: 2,454

Lot Information

Lot Sz Ar: 13,068 sqft
Lot Shape:

DOM

9
Layout
Beds: 4 (4)
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, Cul-De-Sac, Greenbelt, No Neighbours Behind
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Fire Pit, Private Yard
Construction: Wood Frame
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Int Feat: Built-in Features, No Smoking Home, Tankless Hot Water
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Dining Room, Living Room, etc.

Game Room
Furnace/Utility Room
5pc Bathroom
3pc Bathroom

Basement 11`3" x 13`0"
Basement 10`0" x 12`6"
Second 4`11" x 10`9"
Basement 4`11" x 8`11"

Storage
2pc Bathroom
5pc Ensuite bath

Basement 5`3" x 10`6"
Main 4`4" x 4`11"
Second 7`6" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **8611185**

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this tranquil oasis along the edge of Fish Creek Park. This beautiful home is tucked away on a quiet cul-de-sac, sitting on a massive pie-shaped lot with Fish Creek Park at your back gate - outdoor adventure awaits! This location couldn't be more ideal offering close proximity to schools, shopping, dining, and more. Though this home has had some updates, there is still room for your personal touch to make it truly yours. With its timeless charm and potential for customization, this home is inviting you to add your own flair and create lasting memories in a space that reflects your unique style. Recent updates to the home include new kitchen appliances, A/C added 2 yrs ago, 2 furnaces replaced 5yrs ago, hot water on demand installed 3 yrs ago, new shingles in 2022, new vinyl plank, and brand new carpet flooring, several new windows, new light fixtures and so much more. Step inside the inviting foyer, under soaring ceilings, and feel the warmth this home offers. The main floor features a stunning great room with arched windows, a formal dining room, a kitchen, a living room with fireplace and hexagon windows, a beautifully renovated laundry room, and more. Upstairs, you will find 4 spacious bedrooms including the primary suite with a spa-like ensuite with a huge tile shower, and free-standing soaker tub, offering a peaceful retreat at the end of the day. The sprawling basement offers large windows allowing the lower level to be flooded with natural light., a gas fireplace, a forced walkout to the lower-rear patio, a 5th bedroom, and a full bathroom. Outside, you will feel as though you are in your own private park! The massive pie-shaped lot offers ample space for gardening and gatherings with a ground-level deck and a sunken patio plus a shed that is insulated and powered. The front driveway and front walkway have been coated with an eco-friendly "Rubber Pebble Coating".**

Inclusions:
Property Listed By: **N/A
RE/MAX First**

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











