



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**164 DEERPATH Road, Calgary T2J 6C7**

MLS®#: **A2153248**      Area: **Deer Ridge**      Listing Date: **07/27/24**      List Price: **\$659,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$20k, 25-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar: **5,887 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,456**  
 Low Sqft:  
 Ttl Sqft: **1,456**

DOM

**54**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`9" x 11`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 11`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 11`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>22`8" x 12`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`1" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 11`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`1"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 13`4"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8010801**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Move in ready ,all refreshed for this 3 bedroom up and one down 2 storey. There is new vinyl flooring throughout the main, with new carpet up and down. All cabinetry is gloss , flat front white with push openings. Kitchen has all new stainless steel appliances and eat up bar that over looks the living area. Dining room has garden doors that open to a large deck and gorgeous huge private backyard. Upstairs you will find 3 generously sized bedrooms, primary with an updated 3 pc ensuite, plus newer 4 pc main bathroom. On the lower level you will find a large rec room complete with wood burning fireplace, a 4th bedroom, 3 pc bath and mechanical/laundry room. This home has been recently painted inside and out including the sparkling attached single garage. Close to schools, shops, fish creek park and public transportation this home is waiting for you**

Inclusions: **shed, play house**  
Property Listed By: **Real Estate Professionals Inc.**

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









