



THE
A-TEAM

**RE/MAX
FIRST**

151 DEER PARK Place, Calgary T2J 5L5

MLS®#: **A2161907** Area: **Deer Run** Listing **08/31/24** List Price: **\$614,900**
Date:
Status: **Active** County: **Calgary** Change: **-\$15k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **1978** Abv Sqft: **1,456**
Low Sqft:
Lot Sz Ar: **5,941 sqft** Ttl Sqft: **1,456**
Lot Shape:

DOM

19
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Paved,Private**
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard,Tennis Court(s)**

Construction: **Aluminum Siding ,Brick**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Water Conditioner,Window Coverings**
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Central Vacuum,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	30`2" x 29`11"
Living Room	Main	56`1" x 42`8"
Family Room	Main	43`0" x 42`8"
Bedroom - Primary	Main	69`3" x 42`8"
2pc Bathroom	Main	17`5" x 13`5"

Room	Level	Dimensions
Dinette	Main	22`4" x 29`11"
Dining Room	Main	32`10" x 29`11"
4pc Bathroom	Main	23`4" x 23`0"
Bedroom	Main	23`4" x 33`2"
Bedroom	Basement	64`0" x 42`4"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C1

Legal Desc:

7710807

Remarks

Pub Rmks:

Welcome to a well maintained, custom built bungalow located on a cul-de-sac street within walking distance to Fish Creek Park. Nicely situated with a west back yard & only a few steps away from the athletic park, elementary school & community centre. The traditional floor plan offers 1456 sq.ft of living space & has had many improvements over the years. The attractive curb appeal & neat exterior only reflects how this second owner has maintained the home with pride of ownership. Walking under a covered front entrance & entering through a newer front door the home feels bright & clean, the spacious formal living room & separate dining room can easily accommodate those family gatherings. The updated u-shaped kitchen is very functional with white appliances, OTR microwave, garburator, pantry, double sinks & looks out into the back yard. Adjacent is a breakfast nook that overlooks the sunken family room that offers many future cozy nights around a central gas/log fireplace. From the family room garden doors a new large, private deck with gas BBQ hook-up & a flat lawn lends itself to warm summer entertaining. The spacious primary bedroom with a 2 piece ensuite & walk-in closet was expanded into another bedroom but could easily be turned back into a third bedroom if needed. The second bedroom is currently used as an office & across the hallway is a 4 piece bathroom. The basement has a bedroom/ recreation room, (window not to code) roughed in plumbing & laundry area, the rest is undeveloped waiting for the new owner to make it their own. The paved back lane leads into an oversized double detached garage that can provide plenty of room for cars, tools & toys. Deer Run Plaza is convenient for grocery shopping & more. Open House Sunday Sept 22nd 1-4pm.

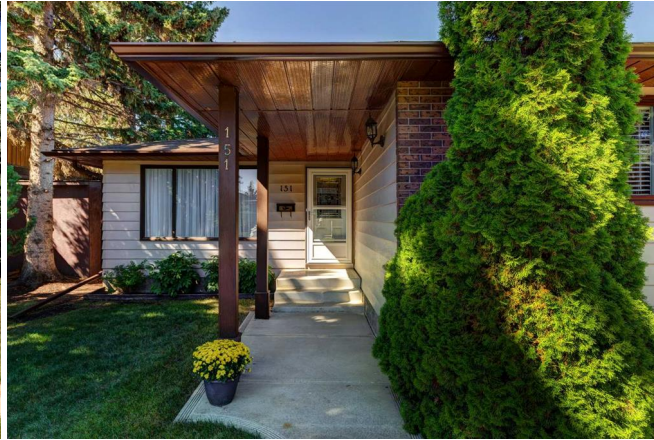
Inclusions:

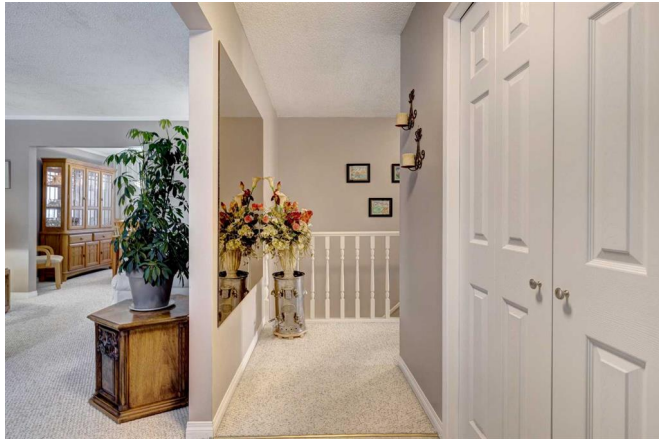
Fridge in basement & 3 mirrors & shelving.

Property Listed By:

Royal LePage Benchmark

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

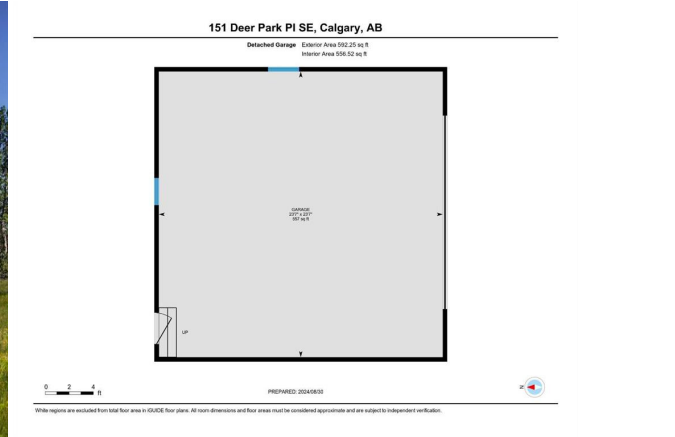












151 Deer Park PI SE, Calgary, AB

Main Floor Exterior Area 1455.91 sq ft
Interior Area 1395.44 sq ft



0 2 4 ft

PREPARED: 2024/09/20

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

151 Deer Park PI SE, Calgary, AB

Basement (Below Grade) Exterior Area 1408.25 sq ft
Interior Area 1332.47 sq ft



0 2 4 ft

PREPARED: 2024/09/20

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.