

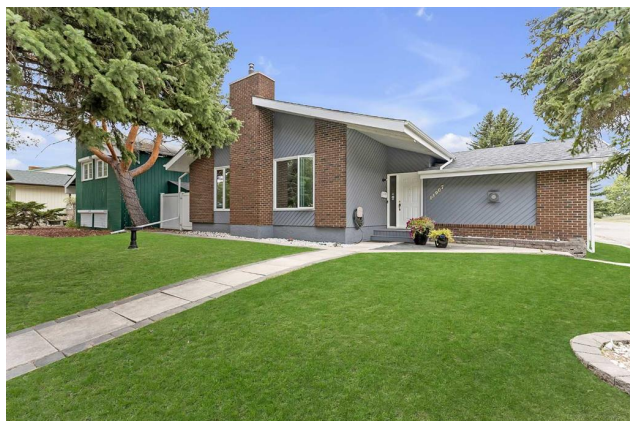


THE
A-TEAM

**RE/MAX
FIRST**

13907 DEER RIDGE Drive, Calgary T2J 5R5

MLS®#: **A2161996** Area: **Deer Ridge** Listing **09/06/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **5,930 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,662**
 Low Sqft:
 Ttl Sqft: **1,662**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Gazebo,Garden,No Neighbours Behind,Private**
 Park Feat: **Additional Parking,Double Garage Detached,Driveway,Oversized**

Utilities and Features

Roof: **Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

Construction: **Brick,Cedar**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Solar Tube(s),Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`3" x 13`5"
Bedroom	Main	14`4" x 8`9"
4pc Bathroom	Main	5`0" x 8`9"
Kitchen	Main	13`10" x 13`4"
Dining Room	Main	10`9" x 9`11"
3pc Ensuite bath	Basement	8`0" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	4`11" x 7`8"
Bedroom	Main	11`10" x 8`6"
Family Room	Main	13`8" x 23`0"
Living Room	Main	17`1" x 19`8"
Bonus Room	Basement	9`8" x 15`10"
Flex Space	Basement	12`0" x 8`5"

Storage	Basement	6`3" x 6`8"	Furnace/Utility Room	Basement	29`11" x 31`4"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **7711557**

Zoning: **R-C2**

Remarks

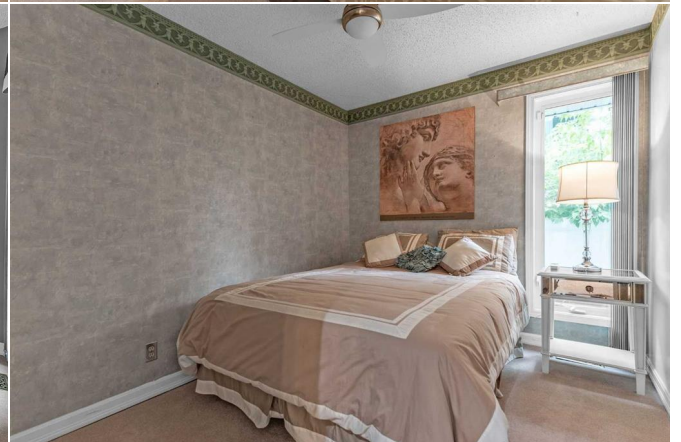
Pub Rmks: **This beautiful bungalow boasts over 2,000 sq ft of developed living space with 3 bedrooms on main, and a 4th room downstairs with a private ensuite and its own side entrance—perfect for a home office. With an additional 700+ square feet of undeveloped space the possibilities are endless. When you walk in through the front door, you are greeted by vaulted ceilings and large triple pane windows that flood the interior with natural light throughout. The main living and dining room features a gas fireplace. From here you enter the kitchen which has an abundance of ceiling height cabinets, and features a skylight, gas stove, and instant hot water tap along with a garburator and all of your other appliances. There is also a huge pantry, an oversized kitchen island/table with the matching granite top and additional storage underneath. From the main entrance you have a second large sunken family room with a gas fireplace and built-in shelving. It also includes access to the back deck that is your very own private oasis with lots of privacy from the 6-foot-high vinyl fencing. The west facing backyard provides access to the massive double oversized garage, green space and gazebo with privacy screens and heaters so you can enjoy both the hot hazy days and cooler nights outdoors....and the bonus, there are no neighbours behind you because this home backs onto a laneway. The primary bedroom is large and includes a walk-in closet, as well as an updated 3pc ensuite with a walk-in shower. The second and third bedrooms are also very generous in size, complete with California closets and every bedroom is equipped with ceiling fans as well as built-in fan & light switches, so you never have to go looking for a remote. The basement level is partially finished...there is over 700 sq ft of undeveloped space providing LOTS of storage and room for development. The 4th room in the basement doesn't have a window but has been used as a bedroom, and business. This room is very spacious, has a large closet and an ensuite bathroom with a walk-in shower. Additional features of this home include central vacuum with floor sweepers in the kitchen and all bathrooms on the main and lower levels, triple pane windows, new soffits, high efficiency furnace, built-in shelving throughout including California Closets, and central air conditioning. Roof is approximately 10-12 years old. This home offers the perfect blend of modern elegance, comfortable living, and a prime location...close to shopping, schools, transit with the bus stop conveniently located within steps from the front door and close to Fish Creek Park! Fish Creek Park offers an extensive trail network, with endless outdoor adventures for every season. Don't miss the opportunity to make it your own!**

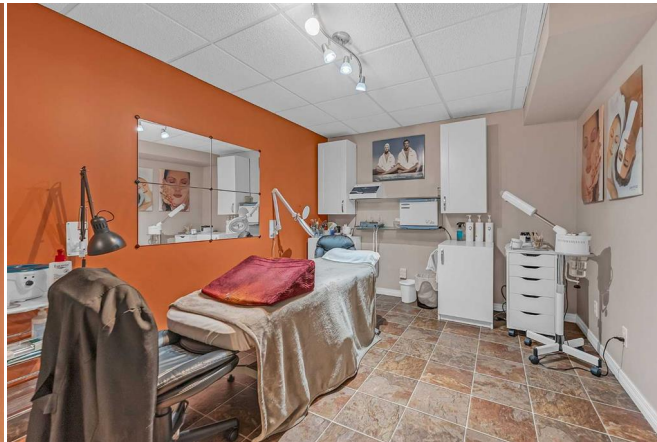
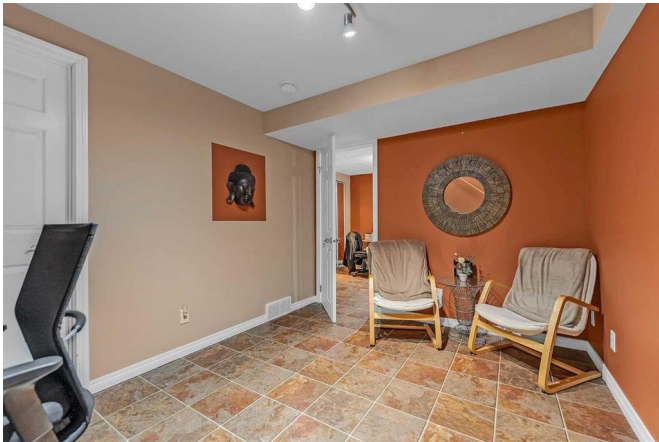
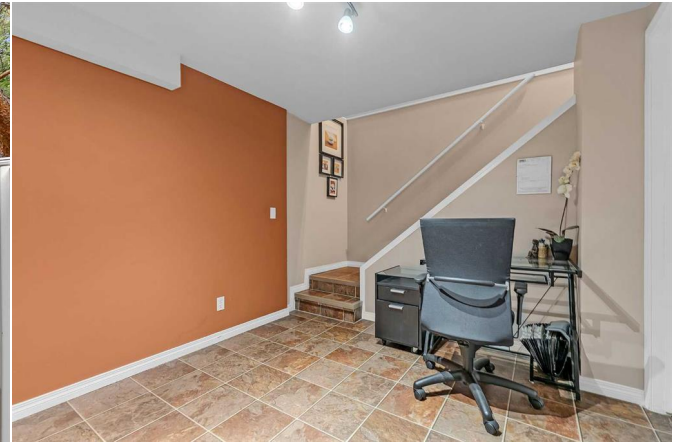
Inclusions: **Two potted plants out front, attached water hoses, Bird Bath, Garages shelves & storage cabinet, all metal shelves and storage in basement, kitchen island/Table & Chairs.**

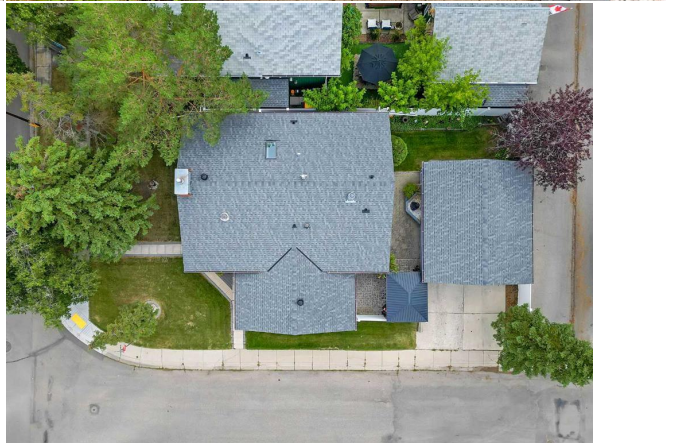
Property Listed By: **CIR Realty**

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











13907 Deer Ridge Dr SE, Calgary, AB

Main Floor Exterior Area 1862.88 sq ft



0 2 4 m

PREPARED: 2024/06/05



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

13907 Deer Ridge Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 1196.52 sq ft



0 2 4 m

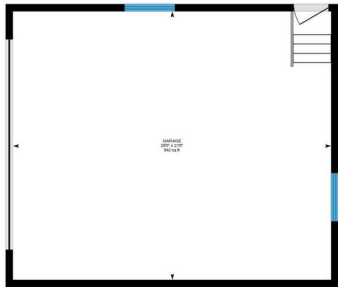
PREPARED: 2024/06/05



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Garage Excluded Area 191.06 sq ft



0 2 4 m

PREPARED: 2024/06/05



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