



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 DEERBROOK Crescent, Calgary T2J6G3**

MLS®#: **A2163366**

Area: **Deer Run**

Listing Date: **09/05/24**

List Price: **\$1,274,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area

Abv Sqft: **2,756**  
Low Sqft:  
Ttl Sqft: **2,756**

Lot Information

Lot Sz Ar: **12,572 sqft**  
Lot Shape:

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,See Remarks**  
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Double Oven,Electric Cooktop,Microwave,Range Hood,Washer/Dryer,Water Softener**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,Granite Counters,Jetted Tub,No Smoking Home,Open Floorplan,Soaking Tub,Solar Tube(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 20`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`5" x 7`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>24`6" x 21`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`2" x 11`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`11" x 15`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`6" x 8`7"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>16`9" x 13`10"</b>

**Bedroom** Second 9`11" x 12`0"  
**Family Room** Second 12`0" x 17`0"  
**Walk-In Closet** Second 9`11" x 4`8"  
**Other** Basement 9`9" x 13`10"  
**Storage** Basement 2`7" x 4`7"  
**Furnace/Utility Room** Basement 13`11" x 12`11"

**Bedroom** Second 10`6" x 11`6"  
**Bedroom - Primary** Second 16`7" x 13`4"  
**2pc Bathroom** Basement 7`2" x 4`7"  
**Game Room** Basement 39`11" x 18`5"  
**Storage** Basement 14`8" x 6`5"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8011053**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this exquisite home offering over 4,000 square feet of luxurious living space, ideally situated for nature enthusiasts. Step out from your serene backyard directly into the breathtaking Fish Creek Provincial Park, a vast natural haven with trails, paths, streams, and a river to explore. Nestled in the prestigious Estates of Deer Run, this exclusive gem offers over 12,600 square feet, making it one of the largest lots in the area. It's within walking distance to schools, shopping plazas, a community center, and various athletic amenities. This timeless residence boasts 2,763 square feet of renovation by Ultimate Renovation. Inside, you'll find three spacious bedrooms, four bathrooms, and three cozy gas fireplaces. The main floor offers an open-concept kitchen, dining room, living room, and bonus room, along with a fully developed basement. High-end finishes such as granite, maple, and stone tile are featured throughout the home. Floor-to-ceiling windows with in-window blinds offer stunning views of the manicured yard and adjoining park. Custom maple cabinetry provides abundant storage. The kitchen is perfect for entertaining, with a 10-foot tempered glass table that seats nine, a 3-sided stone gas fireplace, a 9-foot island, Sub-Zero fridge, Miele steam and convection ovens, a two-drawer dishwasher, a microwave drawer, induction stovetop, soft-close maple drawers and cupboards, a wet bar, and granite countertops. The seamless transition between the kitchen and adjacent dining room, with its beautiful hardwood floor, is another highlight. The main floor also includes a laundry area, a 3-piece bathroom with custom cabinetry, and access to a spacious back and side deck. On the second floor, an open area overlooks the grand entryway, complete with an 8-foot-high entrance door, stone-tiled floor, chandelier, and wrought iron staircase railing. The primary bedroom features cathedral ceilings, a 5-foot Infinity fireplace, custom cabinets, and a luxurious ensuite with a soaking tub, steam shower, double sinks, and a bidet toilet. A 15-foot balcony offers stunning views of the yard and park. Two additional bedrooms come with walk-in closets and large windows overlooking the park, along with a spacious 4-piece bathroom featuring a Jetted Jacuzzi tub and custom cabinetry. Sun tunnels fill the upper level with natural light in the closets, hallways, and bathrooms. The basement offers a vintage-inspired recreation room, providing over 1,000 square feet of additional living space, ideal for family gatherings or game nights. It features 9-foot ceilings, a brass and oak bar, a 3-sided aquarium, a pool table, wine storage, a gas fireplace, a wooden dance floor, and a 2-piece washroom. Completing this exceptional home is a large, insulated, and heated double garage with storage cabinets and a workbench. This stunning home offers the perfect blend of luxury, space, and convenience, located in one of the area's most desirable neighborhoods.**

Inclusions: **n/a**  
 Property Listed By: **TREC The Real Estate Company**

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











