



THE
A-TEAM

**RE/MAX
FIRST**

32 DEERMONT Road, Calgary T2T6k3

MLS®#: **A2166726** Area: **Deer Ridge** Listing **09/18/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **2,336**
 Lot Sz Ar: **6,393 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,336**

DOM

1
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cedar, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Slate**
 Sewer: Ext Feat: **Balcony, Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	16`8" x 19`9"	Kitchen	Main	12`4" x 18`5"
Dining Room	Main	10`3" x 11`7"	Sunroom/Solarium	Main	10`1" x 11`3"
Living Room	Main	14`10" x 15`2"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	10`0" x 12`7"	Bedroom	Second	10`0" x 12`6"
Bedroom	Second	8`0" x 12`8"	Bedroom - Primary	Second	13`0" x 15`1"
4pc Bathroom	Second	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
Game Room	Basement	18`5" x 24`8"	3pc Bathroom	Basement	0`0" x 0`0"

Bedroom **Basement** **13`9" x 13`6"** Legal/Tax/Financial

Title: Zoning: **R-C1**
Fee Simple
Legal Desc: **7811171**

Remarks

Pub Rmks: **~~~A RARE FIND WITH ENDLESS POSSIBILITIES~~~ | FORMER ESTATES SHOW SUITE | 5 BED-3.5 BATH | 3,481 TOTAL SQFT | PRIVATE TREED 6,393 SQFT LOT | BRAND NEW ROOF | WEST-EAST EXPOSURE | WELCOME to this exquisite former show suite in Deer Ridge Estates. ===MAIN FLOOR=== As you enter, the open foyer shows off the striking vaulted ceilings and leads to a spacious living area designed with bright windows, hardwood floors, and featuring a striking copper hood fireplace. The home features a west-facing living room, sunny south-facing sunroom, and large dining room looking out to the backyard. At the heart of the home is a well-appointed kitchen featuring a movable island, stainless steel appliances, and an adjacent sitting bar. The back-facing family room is very large and features a stone wood-burning fireplace. The home has main floor laundry/mudroom complete with its own side entrance and a 2-piece powder room. ^^^UPSTAIRS^^^ You will find 4 generous bedrooms and 2 full baths, including a huge primary bedroom complete with balcony, 5-piece ensuite and excellent closet space. All bedrooms are large enough to fit a queen size bed. __BASEMENT__ Features an open rec room, a 3-piece bath, large 5th bedroom, and a spacious utility room with a workstation. There is plenty of storage throughout plus a handy cold room for even more storage. ---OUTSIDE--- The large 6,393 SQFT lot offers an enormous sunny deck, large trees, and plenty of green space. [[THE COMMUNITY]] Offers many K-9 schools, easy access to Fish Creek Park, playgrounds galore, and shopping at Deer Valley Centre. This is an amazing family home with incredible potential. It won't last long, so don't wait to book your private showing.**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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











