



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**715 DEERCROFT Way, Calgary T2J 5V4**

MLS®#: **A2171130**      Area: **Deer Run**      Listing **10/16/24**      List Price: **\$629,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1979**      Abv Sqft: **1,660**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,500 sqft**      Ttl Sqft: **1,660**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard,Lawn**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Double Vanity**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`4" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 10`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`4" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 8`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 15`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 13`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`1" x 15`8"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>33`11" x 22`6"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**7810707**

Zoning:  
**R-CG**

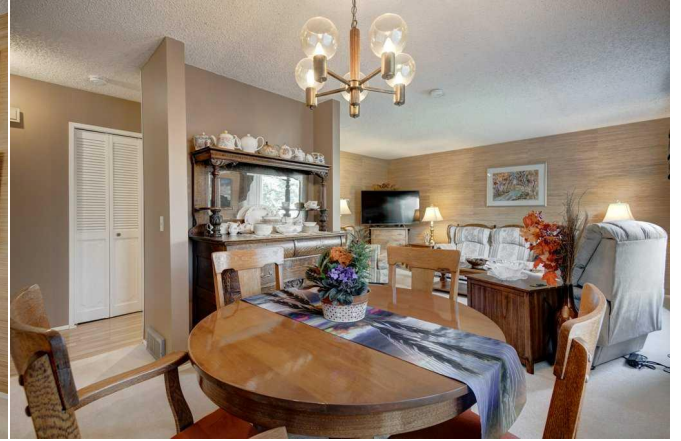
Remarks

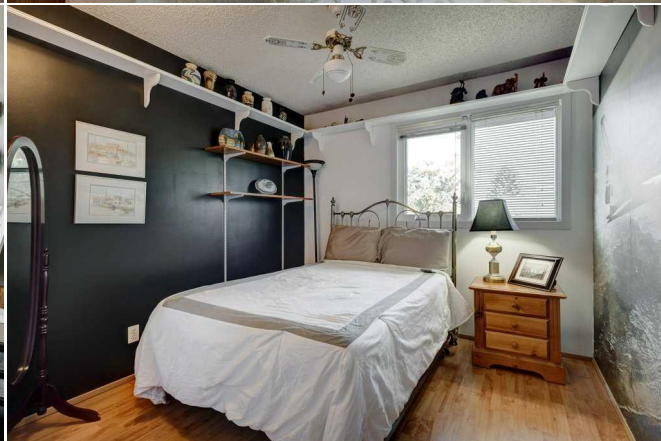
Pub Rmks: | **Opportunity knocks! | Almost original owner home | Immaculate | Within 1 block of school & Fish Creek | Large lot | 3 bedrooms with 4 baths | In real estate, location means everything, which makes this one is a winner for sure! This very well cared for family home sits in the established neighborhood of Deer Run and is on a quiet cul de sac with a walking path into the school playing fields and 1 block from Fish Creek Provincial Park. This home has served the current family well for many years and is on the market for the first time in a while. If you are looking for an opportunity to get into a home with your young family and build memories for the next 40 years, this is the one. All original but immaculate, this place has a floorplan that works for families with 3 great sized bedrooms upstairs with a master bedroom with full ensuite with dual sinks that was updated a few years ago. The 2nd & 3rd bedrooms are generous in size and there is a full 4 piece bath in the main hall that was also updated a few years ago! The main floor works well with a large living area and dining space with a kitchen that opens into the main floor family room complete with fireplace. Kitchen is well laid out and can easily facilitate a Thanksgiving dinner for many! Just off the kitchen you will find the main floor laundry. Main entrance foyer has a beautiful upper vault that lets in tons of natural light! Lower level is finished as well with a large family room, mechanical room and storage area with 2 piece bath. Value doesn't stop here with a huge back yard that is well treed for your family to roam & play for years to come! Round all this off with a double attached garage with a front drive that can accommodate 2 more vehicles with tons of street parking. Some windows replaced and the roof done within the last 6 years. This one is simply an opportunity that is waiting for your ideas in an amazing location. Call to view today!!**

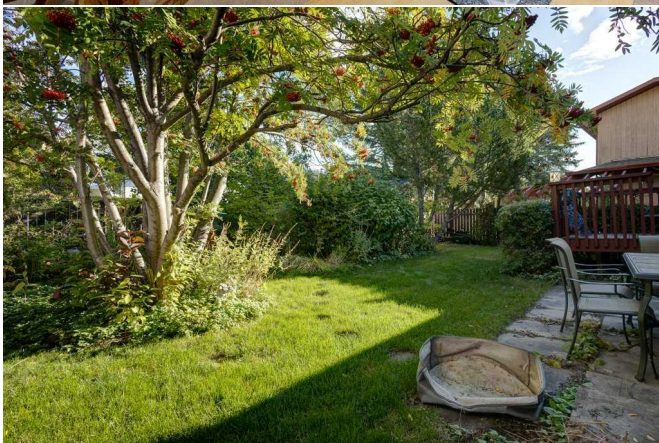
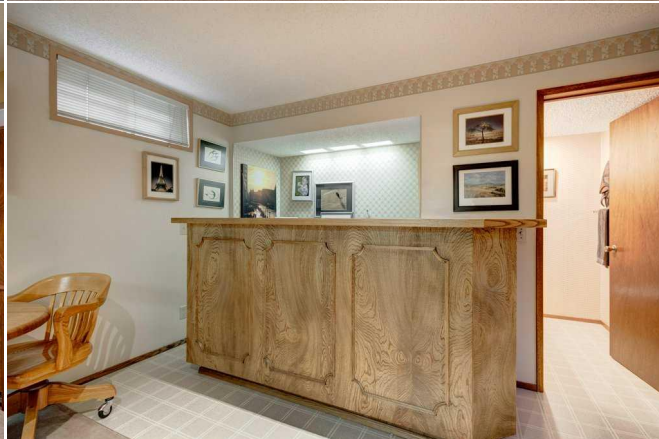
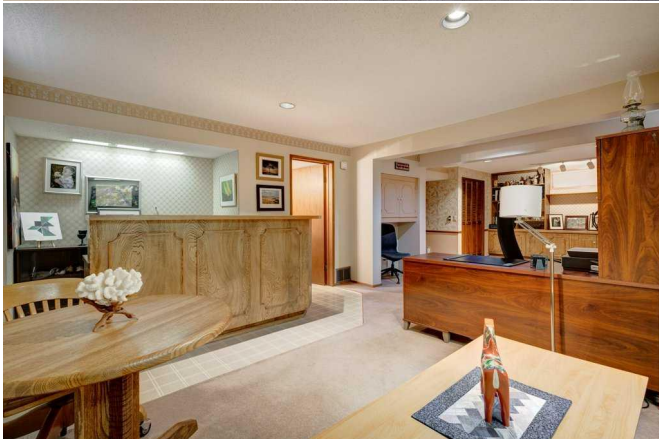
Inclusions:  
Property Listed By: **Rear Shed  
RE/MAX First**

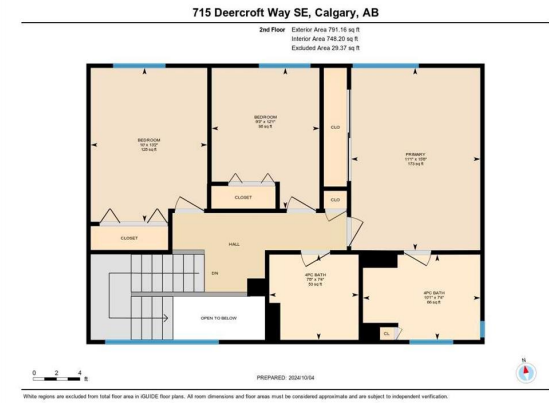
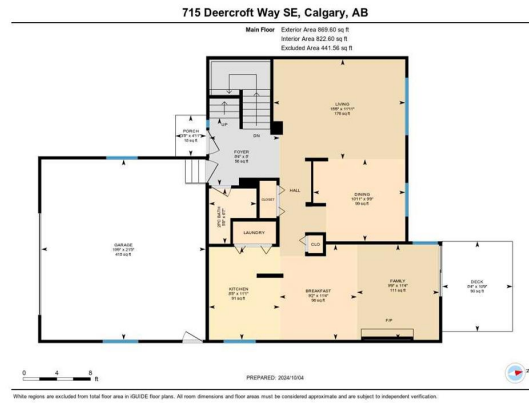
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











### 715 Deercroft Way SE, Calgary, AB

Basement (Below Grade) Exterior Area 842.05 sq ft  
Interior Area 738.20 sq ft

