



THE
A-TEAM

**RE/MAX
FIRST**

48 DEERBROOK Crescent, Calgary T2J 6G3

MLS®#: **A2172467**

Area: **Deer Run**

Listing Date: **10/12/24**

List Price: **\$999,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**
Lot Information
Lot Sz Ar: **8,062 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,875**
Low Sqft:
Ttl Sqft: **2,875**

DOM

6
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,Lawn,Landscaped,Many Trees,Underground Sprinklers,Rectangular Lot,Treed

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Oversized

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Playground,Private Yard,Storage**

Construction:

Brick,Stucco

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Instant Hot Water,Microwave,Refrigerator,Washer,Water Softener,Window Coverings

Int Feat:

Bar,Ceiling Fan(s),Closet Organizers,French Door,Kitchen Island,Soaking Tub,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 7`11"	Breakfast Nook	Main	13`8" x 7`7"
Dining Room	Main	12`0" x 14`1"	Family Room	Main	12`0" x 19`0"
Kitchen	Main	12`0" x 10`10"	Laundry	Main	6`8" x 13`4"
Living Room	Main	15`0" x 21`2"	4pc Ensuite bath	Second	8`0" x 11`8"
5pc Bathroom	Second	8`0" x 7`4"	Attic (Finished)	Second	19`0" x 4`9"
Bedroom	Second	15`1" x 11`8"	Bedroom	Second	11`1" x 14`2"
Bedroom	Second	18`11" x 10`6"	Bedroom	Second	11`5" x 10`7"

Bedroom - Primary	Second	26`10" x 17`8"	3pc Bathroom	Basement	5`9" x 13`6"
Living/Dining Room Combination	Basement	14`0" x 7`1"	Exercise Room	Basement	10`11" x 18`3"
Game Room	Basement	26`2" x 20`5"	Storage	Basement	11`8" x 14`2"

Legal/Tax/Financial

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

Zoning:
R-CG

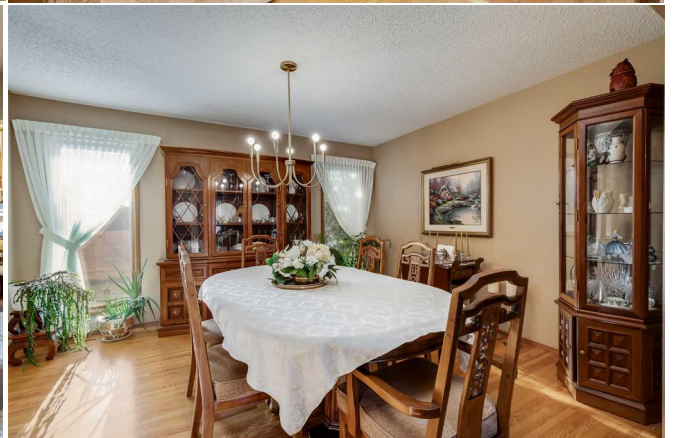
Remarks

Pub Rmks: **Welcome to this exquisite home that offers a remarkable blend of space and comfort, perfectly positioned backing onto Fish Creek Park. The unique location provides a quiet natural sanctuary while nestled in the city and also easy access to Deerfoot Trail. With 5 bedrooms and 3.5 bathrooms spread across over 4000 sq ft of developed living space, this residence is ideal for families seeking both tranquility and convenience. The impressive curb appeal, highlighted by beautifully landscaped gardens complement its inviting exterior. A double attached garage adds to the practicality of this well-designed home. Upon entering, you are greeted to the right by a formal living and dining room that exudes elegance. The hardwood flooring adds warmth and sophistication, while large windows flood the main floor with natural light, offering picturesque views of the park. The cozy family room serves as a cozy gathering spot, featuring a gas fireplace that provides both warmth and ambiance. The adjacent open kitchen and eating area keeps the family together. A conveniently located main floor laundry room, with new washer and dryer completes the efficient functionality of the main floor. The spacious upstairs level features 5 bedrooms, including a generously sized Primary Retreat. One highlight of the primary bedroom is the reading nook which opens onto a balcony overlooking the backyard, perfect for watching the sunrise with your favorite coffee. The Ensuite bathroom is complete with an Ultrabath soaker tub and Travertine tiled shower. The other 4 bedrooms have ample space and generous storage, some with walk-in closets and dormer window seats with storage below. This home is full of character, efficiency and well-planned personal touches. The professionally developed basement expands your living space even further. A massive recreation room offers ample room for entertainment and relaxation. There is also a versatile flex room, ideal for a home gym, playroom or craft studio. Additionally, a wet bar with fridge and a queen-size Murphy bed adds an element of convenience for guests. The basement also has a three-piece bathroom, distinguished by a huge steam shower equipped with benches for a luxurious retreat. Stepping outside, the private backyard reveals an inviting entertaining area that includes a wooden deck, perfect for hosting gatherings or enjoying quiet evenings. Mature trees and perennial gardens create a peaceful oasis, while a large grassy area provides plenty of space for outdoor activities. A built-in storage shed adds practicality for gardening tools and equipment. Upgrades include Air Conditioning to keep you cool during warm summer nights and an air purification system on the furnace. The professionally maintained cedar shake roof not only adds to the home's aesthetic charm, but also ensures long-lasting durability. This home is an exceptional choice for those seeking a harmonious lifestyle and connected community. Check out the 3-D Tour!**

Inclusions:
 Property Listed By: **Fridge in Basement
 Real Broker**

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













48 Deerbrook Crescent SE, Calgary, AB

Main Floor Exterior Area 1346.25 sq ft
Interior Area 1288.38 sq ft
Excluded Area 449.89 sq ft



0 4 8 ft

PREPARED: 2024/10/10



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

48 Deerbrook Crescent SE, Calgary, AB

2nd Floor Exterior Area 1628.40 sq ft
Interior Area 1425.81 sq ft
Excluded Area 102.16 sq ft



0 4 8 ft

PREPARED: 2024/10/10



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48 Deerbrook Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 1286.31 sq ft
Interior Area 1141.48 sq ft



0 4 8 ft

PREPARED: 2024/10/10



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