



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48 DEERVIEW Place, Calgary T2J 5Y3**

MLS® #: **A2173826**

Area: **Deer Ridge**

Listing Date: **10/18/24**

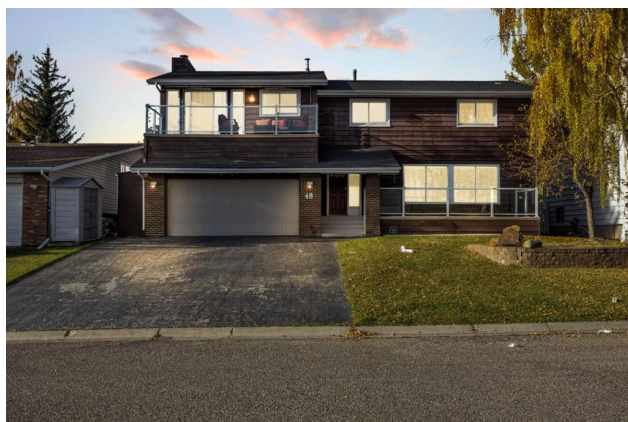
List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar: **5,795 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,515**  
Low Sqft:  
Ttl Sqft: **2,515**

DOM

**4**

Layout

Beds: **5 (4 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Gazebo,Front Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 5`0"
Kitchen	Main	11`8" x 10`5"
Family Room	Main	13`3" x 19`8"
4pc Ensuite bath	Upper	7`7" x 7`5"
Bedroom	Upper	12`9" x 12`11"
Bedroom	Upper	9`3" x 12`2"
3pc Ensuite bath	Basement	7`1" x 8`9"

Room	Level	Dimensions
Dining Room	Main	11`8" x 10`5"
Living Room	Main	13`2" x 21`10"
3pc Bathroom	Upper	8`4" x 4`11"
5pc Ensuite bath	Upper	10`1" x 11`7"
Bedroom	Upper	12`3" x 16`2"
Bedroom - Primary	Upper	20`3" x 19`8"
Bedroom	Basement	11`0" x 13`6"

Game Room

Basement

12`10" x 19`8"

Storage  
Legal/Tax/Financial

Basement

12`3" x 20`1"

Title:  
**Fee Simple**  
Legal Desc:

7811171

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**JUST LISTED! Stunning 5-Bedroom, 4.5 washroom INCLUDING 2 master bedrooms, 2-Storey Family Home in Deer Ridge Wow! Wow! Wow! This beautifully maintained 2-storey home is now available in the heart of the highly sought-after community of Deer Ridge, nestled on a quiet cul-de-sac directly across from the Yellow Slide Park and an 8.8-acre municipal reserve. Offering 5 bedrooms, including 3 with ensuites, central air conditioning, and a double garage. Prime Location This home is in a prime location with easy access to schools, a nearby outdoor rink (ODR), soccer pitch, Fish Creek Provincial Park, shopping, and transit. Interior Features Step inside and be greeted by the Wooden floors and sunny living spaces. The main floor boasts a bright living room with picture windows, open to the dining room—perfect for entertaining your guests. The fully-customized kitchen is a chef's dream, featuring granite countertops, full-height cabinetry, a big window and upgraded stainless steel appliances including a gas cooktop , dishwasher and double convection ovens. Sellers have spent over 80k in total upgrades for the house in last one year including ALL APPLIANCES WERE UPGRADED IN 2023 (GAS COOKTOP, IN-BUILT OVENS, LG FRIDGE, BOSCH DISHWASHER(except washer and dryer), LVP in basement, Hot water tank, Humidifier, hood fan in basement, light fixtures, fully renovated powder room on the main level and much more. Also, the cozy family room on the main level offers a wood-burning fireplace and sliding doors to the backyard. Upper Level Upstairs, the massive owners' retreat is your private oasis, featuring another wood-burning fireplace, a walk-in closet with custom cabinets, and a luxurious ensuite with a jetted tub, granite-topped double vanities, and a separate shower. The private balcony offers stunning southern views of the park. Three additional bedrooms—one with its own ensuite—plus a renovated family bath and a laundry room complete the upper level. Lower Level The fully finished lower level is ideal for kids and weekend parties. Also, offering a bedroom with an ensuite, a spacious rec room with a wet bar, a huge storage/playroom/gym, and another set of laundry(unhooked).. Outdoor Living The backyard is an outdoor haven, complete with a hot tub, gazebo, and a dry bar—perfect for hosting family and friends. Just minutes away from Fish Creek Provincial Park and with quick access to both Deerfoot Trail and MacLeod Trail, this home is truly an ideal family residence. Don't miss out on this incredible opportunity—schedule your viewing today!**

Inclusions:  
Property Listed By:

**HOT TUB-AS IS**  
**PREP Realty**

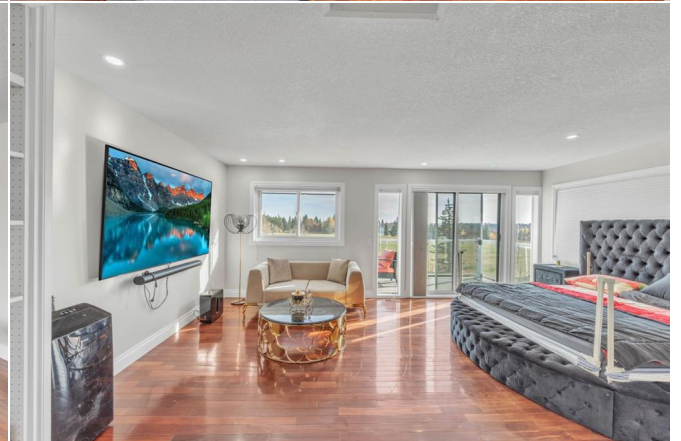
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











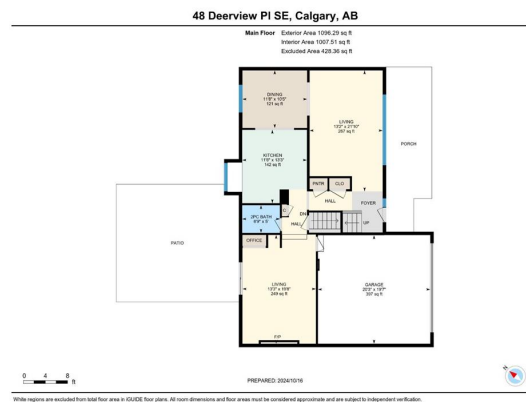




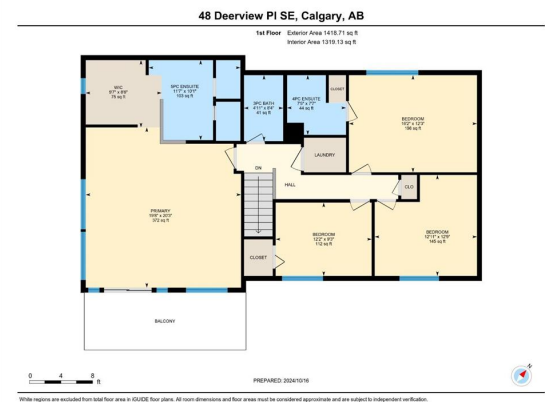








White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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

<b>Basement (Below Grade)</b>	Exterior Area 772.77 sq ft Interior Area 680.27 sq ft Excluded Area 249.66 sq ft
-------------------------------	--

<b>Basement (Below Grade)</b>	Exterior Area 772.77 sq ft
	Interior Area 680.27 sq ft
	Excluded Area 249.66 sq ft



A horizontal scale bar with tick marks at 0, 4, and 8 feet. The bar is divided into segments by vertical lines. The first segment (0 to 4) is white, the second (4 to 8) is black, and the third (8 to the end) is white. The unit 'ft' is at the right end.

PREPARED: 2024/10/16



While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.