



THE
A-TEAM

**RE/MAX
FIRST**

216 DEERSAXON Circle, Calgary T2J 6R5

MLS®#: **A2174589**

Area: **Deer Run**

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

List Price: **\$568,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar: **5,457 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,236**
Low Sqft:
Ttl Sqft: **1,236**

DOM

58
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Lawn,Garden,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Low Flow Plumbing Fixtures,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 17`8"
Kitchen	Main	9`3" x 13`2"
Family Room	Lower	20`0" x 15`4"
Storage	Basement	4`1" x 5`8"
Bedroom - Primary	Upper	12`2" x 12`1"
Bedroom	Upper	9`0" x 13`5"
Bedroom	Basement	11`11" x 9`3"

Room	Level	Dimensions
Dining Room	Main	15`6" x 10`5"
Breakfast Nook	Main	6`3" x 10`4"
Game Room	Basement	21`7" x 12`2"
Furnace/Utility Room	Basement	4`11" x 6`5"
Bedroom	Upper	8`5" x 10`1"
Bedroom	Lower	10`9" x 12`5"
3pc Ensuite bath	Upper	

4pc Bathroom
3pc Bathroom

Upper
Basement

2pc Bathroom

Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8110909

Remarks

Pub Rmks: **OUTSTANDING LOCATION | WALK TO FISH CREEK | WELL-MAINTAINED 5 BEDROOM HOME | 3.5 BATHROOMS | FINISHED BASEMENT with a 3rd LEVEL WALKOUT and a MASSIVE BEAUTIFULLY LANDSCAPED BACKYARD | UPDATED KITCHEN | ENSUITE | 2 PATIOS | SCREEN-IN DECK | CLOSE TO EVERYTHING! Handy homeowners who love unique family home with big backyards come check out this well-maintained home on a quiet street in Deer Run. A community providing endless activities from the walking paths at Fish Creek to the beach at Sikome Lake! This charming home is a great place to raise a family with over 2,410 sq. ft. of developed living space, 5 bedrooms and a massive backyard oasis. A huge parking pad out front fits 4 vehicles with plenty of space for a future garage. The main floor is immersed with natural light enticing relaxation in the living room or hosting dinners in the bayed dining room. Beautiful hardwood floors continue into the kitchen where upgrades include recessed lighting, a plethora of cabinets, a window above the sink and ample space to casually gather in the breakfast nook. The upper level is home to 3 spacious bedrooms including the primary retreat with its own updated ensuite, no need to share with the kids! Entertain and unwind in the lower level family room in front of the brick-encased fireplace. Beautiful built-ins display treasures as well as hide away board games, movies and serving pieces. A handy wet bar makes drink and snack refills a breeze. A 4th bedroom and a 2-piece bathroom are also on this level, ideal for guests or a home office. And there is still a fully finished basement with a large rec room, another full bathroom, a 5th bedroom and a separate entrance making it a perfect and private space for older children or multi-generational living. Patio sliders off the family room lead to the huge, gorgeously landscaped backyard with 2 patios and a screen-in deck granting endless spaces for barbecuing, outdoor gatherings and lazy weekends lounging. Exceptionally located within this established neighbourhood within walking distance to Deer Run School, transit, an off-leash dog park, the community centre and unlimited amenities, shops and restaurants. Serene nature trails at Fish Creek Park are mere moments away along with the quaint Annie's Café within the park for a simple lunch, an ice cream treat or a coffee date with friends. Even walk to The Bow Valley Ranche in the Park for a fancy date night or celebration dinner. In the summer, an easy 5 minute drive finds you at Sikome Lake soaking up the sun while the kids play in the water. This unbeatable location truly has it all! Call your agent today!**

Inclusions:
Property Listed By:

**Blinds
eXp Realty**

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









