



THE
A-TEAM

**RE/MAX
FIRST**

83 DEERBROOK Road, Calgary T2J 6G5

MLS® #: **A2175808**

Area: **Deer Run**

Listing Date: **11/01/24**

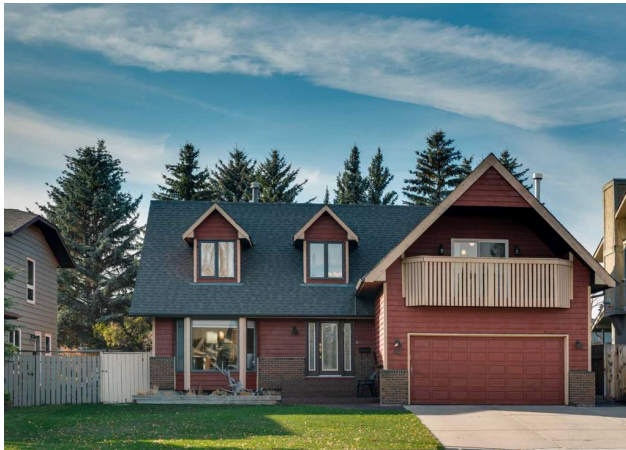
List Price: **\$849,900**

Status: **Pending**

County: **Calgary**

Change: **-\$40k, 28-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **6,157 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,767**

Low Sqft:

Ttl Sqft: **2,767**

DOM

50

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dryer,Garage Control(s),Oven,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 9`10"
Dining Room	Main	12`5" x 10`8"
Living Room	Main	16`4" x 14`1"
2pc Bathroom	Main	3`1" x 6`10"
Bedroom - Primary	Upper	13`5" x 22`0"
Bedroom	Upper	10`1" x 14`10"

Room	Level	Dimensions
Family Room	Main	13`9" x 15`9"
Breakfast Nook	Main	14`3" x 8`9"
Office	Main	13`9" x 13`4"
Bonus Room	Upper	23`0" x 17`1"
Bedroom	Upper	12`7" x 14`1"
5pc Ensuite bath	Upper	9`2" x 11`0"

3pc Bathroom
Game Room
3pc Bathroom

Upper
Basement
Basement

8`11" x 8`0"
11`9" x 16`2"
5`11" x 11`10"

Kitchen
Bedroom

Basement
Basement

11`10" x 12`5"
13`9" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8011053

Remarks

Pub Rmks:

Discover this spacious 4-bedroom, 3.5-bathroom home designed for comfortable family living with thoughtful upgrades and charming details throughout. The main floor welcomes you with a bright, open living room, flowing into an inviting dining room, and kitchen equipped with quartz countertops, an upgraded ceramic tile backsplash, and plenty of cabinet space. Adjacent is a cozy family room that opens into a large, sunlit sunroom, perfect for a home office, workout area, or playroom. A half bath and convenient laundry room complete the main level, while the back door leads to a deck overlooking a fully fenced backyard—ideal for entertaining, barbecues, and outdoor gatherings. Upstairs, unwind in the large bonus room featuring a cozy fireplace and private patio—a perfect retreat for reading, relaxation, or quiet evenings. The primary bedroom suite is spacious and tranquil, offering a walk-in closet and a 5-piece ensuite with a tub, dual sinks, and a glass-enclosed shower. Two additional bedrooms with brand-new windows and a full bathroom complete the upper level, providing plenty of space for family or guests. The fully developed basement expands the home's functionality, featuring an additional bedroom, a 3-piece bathroom, a comfortable living room, and a kitchenette with hardwood flooring throughout (except in the bedroom). This basement provides a welcoming space for extended family, guests. This well-cared-for home comes with significant upgrades for added comfort and peace of mind, including two high-efficiency furnaces installed in 2019, a new hot water tank in 2020, a new roof in 2022, and a freshly painted exterior in August 2024, ensuring energy efficiency and low maintenance for years to come. A double attached garage offers additional convenience. Nestled in the highly desirable Deer Run community, this home offers an unparalleled blend of natural beauty and modern convenience. Steps from Fish Creek Provincial Park—one of North America's largest urban parks—invites you to explore its scenic walking trails, biking paths, picnic spots, and Bow River access for outdoor adventures all year round. Families will appreciate nearby playgrounds, sports fields, and schools, while the Deer Run Community Centre provides a variety of programs and activities for all ages. Everyday essentials are easily accessible at Deer Valley Shopping Centre, with grocery stores, dining options, and essential services. Convenient transit routes and major roads nearby make commuting and travel effortless. This is a rare opportunity to embrace the welcoming Deer Run lifestyle, blending community warmth with access to both nature and city amenities. Don't miss the chance to make this remarkable home yours—schedule a viewing soon!

Inclusions:
Property Listed By:

**Alarm system (Telus), Fridge In Basement Suite.
RE/MAX Realty Professionals**

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

