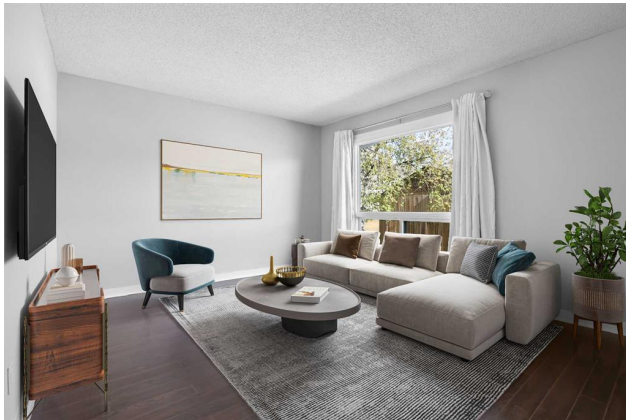


117 DEER RIDGE Lane, Calgary T2J 6N3

MLS® #: **A2179489** Area: **Deer Ridge** Listing Date: **11/15/24** List Price: **\$364,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,115**
 Low Sqft:
 Ttl Sqft: **1,115**

DOM
6
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Shingle** Construction: **Stucco,Vinyl Siding**
 Heating: **High Efficiency,Forced Air** Flooring: **Laminate,Linoleum**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Laminate Counters,No Smoking Home,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 11`9"	Dining Room	Main	9`7" x 8`1"
Foyer	Main	7`10" x 3`10"	2pc Bathroom	Main	6`10" x 2`11"
Bedroom - Primary	Second	17`11" x 9`9"	Kitchen	Main	12`8" x 9`7"
Bedroom	Second	9`1" x 8`7"	Bedroom	Second	9`1" x 8`5"
4pc Bathroom	Second	8`1" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$505

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8211698**

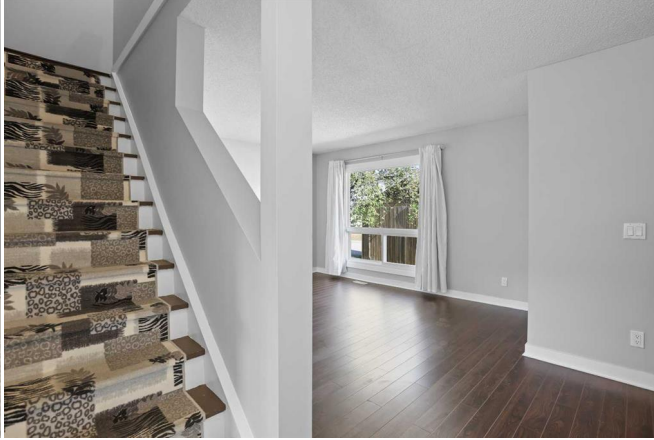
Remarks

Pub Rmks: **Welcome to Deer Ridge, where adventure is right outside your door! This beautifully clean townhome offers everything you need and want as a first-time home buyer! With 3 bedrooms, a private back yard, 2 parking spots, washer and dryer included, why not make the move today!? This modern home offers over 1100 total sq ft of living, design and value - check out the floorplan, 3D tours and photos! Step into the foyer and be welcomed into the bright living room that will make any guest feel right at home. Past the stairs and 2 pc bathroom, you are invited to the kitchen of your dreams that includes a space for a dining table as well as the door to your own private backyard! Up the stairs you will find the classic 3-bedroom layout with a larger-than-life primary bedroom, suitable for a king bed, and a great sized closet! The two secondary bedrooms serve great for children's rooms or an office space. This chic and inviting home boasts attraction to all with it's stylish colours and features such as stainless-steel appliances, easy to clean laminate flooring, and tasteful light/plumbing fixtures. 117 Deer Ridge Lane SE offers proximity to all different sorts of amenities like grocery stores, gas stations, fast food, pubs, childcare, liquor stores, gyms, banks, cafes, and so much more! Not to mention Fish Creek Provincial Park where you can create long lasting memories of outdoor activities for everyone in the family! In particular, the Fish Creek Park Ice caves, Annie's Café, Bow Valley Ranche Restaurant, Hull's Wood Amphitheater, all different pathways/trails along the Bow River and the sandy beaches of Sikome Lake (perfect for those hot summer days!!) - you will never run out of things to do! All of that at this price, what are you waiting for?**

Inclusions: **None**
Property Listed By: **Jayman Realty Inc.**

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







117 DEER RIDGE LANE SE
SQUARE FEETAGE:
MAIN LEVEL (AG): 522.56 Sq Ft / 57.23 m²
UPPER LEVEL (AG): 982.00 Sq Ft / 102.01 m²
TOTAL ABOVE GRADE (AG) SIZE: 1515.56 Sq Ft / 163.54 m²

