



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 DEER RIDGE Way, Calgary T2J5Y6**

MLS® #: **A2183639**      Area: **Deer Ridge**      Listing Date: **12/17/24**      List Price: **\$1,000,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1981**      Abv Sqft: **3,160**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,274 sqft**      Ttl Sqft: **3,160**  
 Lot Shape:

DOM

**36**  
Layout  
 Beds: **6 (6)**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Irregular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Brick,Wood Frame**  
 Flooring: **Ceramic Tile,Marble,Stone**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Oven,Range Hood,Refrigerator,Washer**  
 Int Feat: **Beamed Ceilings,Built-in Features,Stone Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Upper</b>	<b>15`8" x 12`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`2" x 15`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`6" x 10`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 12`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`7" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>21`5" x 13`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`11" x 15`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`3" x 15`2"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`1" x 8`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>6`9" x 5`4"</b>

5pc Ensuite bath  
Kitchen

Upper  
Main

17`11" x 6`0"  
25`8" x 13`5"

Dining Room  
Laundry  
Legal/Tax/Financial

Main  
Main

13`8" x 12`2"  
8`4" x 8`8"

Title:  
**Fee Simple**  
Legal Desc:

**7910238**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **GORGEOUS CORNER HOME - UNBEATABLE DEAL! This executive 6-bedroom furnished home is a true gem! Packed with upgrades and enhanced with significant investment inside and out, it's the perfect blend of modern elegance and functionality. Nestled in the heart of Deer Ridge, this home features one of the most sought-after floor plans in the area. Features You'll Love • Primary Suite Retreat: A luxurious space with a skylight, standing shower, soaker tub, his-and-her vanity, a massive walk-in closet, and a private balcony overlooking the backyard. • Elegant Living Spaces: The living room is beautifully furnished, while the oak kitchen and dining room flow seamlessly into the family room, which opens onto a spacious patio—perfect for entertaining or relaxing. • Prime Location: Just minutes from Deer Valley Mall, this home offers the ultimate in convenience and comfort. With its stylish updates, luxurious finishes, and unbeatable location, this home is priced to sell and offers exceptional value. ?? The photos are just a sneak peek! There's so much more to discover, including stunning rooms and incredible spaces not shown here. Schedule your in-person showing today and experience the full beauty of this one-of-a-kind property! Call now to book your tour—don't miss out on this incredible opportunity!**

Inclusions:  
Property Listed By: **NA  
URBAN-REALTY.ca**

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







