



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**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **3,160**
Low Sqft:
Ttl Sqft: **3,160**

Lot Information

Lot Sz Ar: **5,274 sqft**
Lot Shape:

DOM

4
Layout
Beds: **6 (6)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Access:

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

Parking

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

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

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







