



THE
A-TEAM

**RE/MAX
FIRST**

236 DEERCREST Place, Calgary T2J5W4

MLS®#: **A2188109** Area: **Deer Ridge** Listing **01/17/25** List Price: **\$649,900**
 Status: **Pending** 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: **1,980**
 Lot Sz Ar: **6,113 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,980**

DOM

5
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Garden,Landscaped,Level,See Remarks,Treeed**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bookcases,Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 14`4"	Family Room	Main	20`11" x 16`7"
Dining Room	Main	12`10" x 11`11"	Kitchen	Main	11`7" x 11`5"
Bedroom	Main	9`7" x 11`2"	Breakfast Nook	Main	11`5" x 9`7"
3pc Bathroom	Main	6`0" x 6`9"	Foyer	Main	5`5" x 5`0"
Laundry	Main	6`4" x 7`8"	Other	Main	22`7" x 9`10"
Bedroom - Primary	Second	13`8" x 13`5"	Bedroom	Second	9`4" x 12`7"
Bedroom	Second	10`9" x 10`4"	4pc Ensuite bath	Second	8`6" x 5`0"

4pc Bathroom
Game Room
Furnace/Utility Room

Second
Basement
Basement

7'5" x 5'8"
17'5" x 27'2"
7'6" x 9'1"

Walk-In Closet
Storage

Second
Basement

6'3" x 8'0"
8'1" x 11'11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811171

Zoning:
R-CG

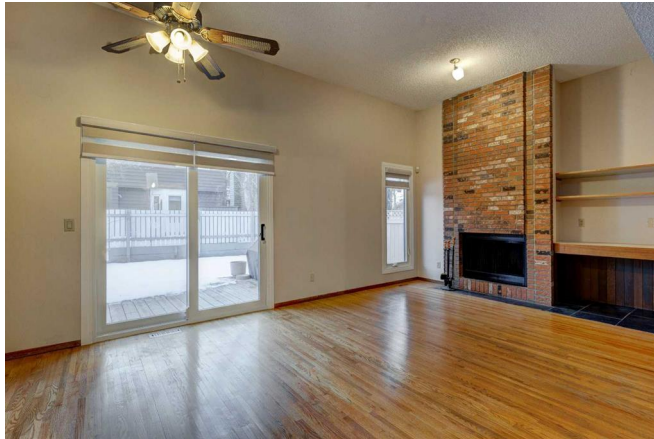
Remarks

Pub Rmks: **This custom-built two-story 4 bedroom home in Deer Ridge sits on a spacious corner lot, offering the perfect mix of suburban serenity and urban convenience. Tucked away on a quiet street, the home features a private, treed, south-facing yard with landscaped grounds and a nearby playground, all within easy reach of Fish Creek Provincial Park. Freshly painted with stunning curb appeal, it boasts triple-pane windows that fill the space with natural light, a breezeway, and an oversized double-attached garage. Inside, the welcoming foyer with vaulted ceilings leads to a bright living room, a dining room with large windows, and a modern kitchen overlooking the backyard. The main floor also includes a cozy family room with a brick fireplace and deck access, a versatile bedroom or study, a 3-piece bath, and a convenient laundry room. Upstairs, the spacious primary suite features a walk-in closet, 4-piece ensuite, and large windows, with two additional bedrooms and a full bathroom nearby. A partially finished basement offers a recreational room, storage, and utility space. Recent upgrades, including triple-pane windows, a deck, furnace, hot water tank, garage door, and smart opener, make this home an ideal choice close to schools, shopping, and major roadways.**

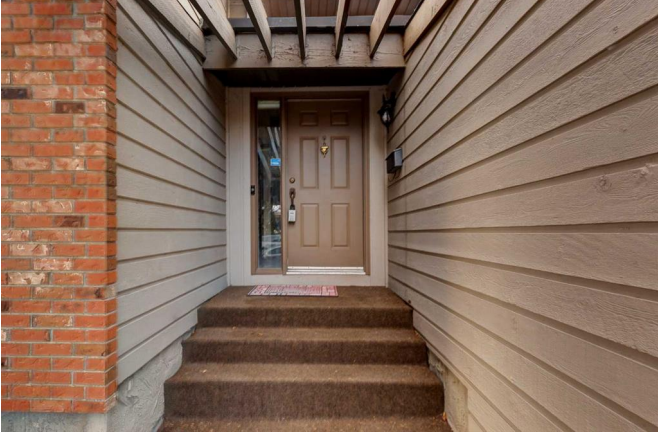
Inclusions:
Property Listed By: **N/A
RE/MAX Real Estate (Central)**

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









236 Deercrest PI SE, Calgary, AB

Main Floor Exterior Area 1293.82 sq ft
Interior Area 1222.72 sq ft
Excluded Area 450.69 sq ft



PREPARED: 2020/01/17



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

236 Deercrest PI SE, Calgary, AB

2nd Floor Exterior Area 694.64 sq ft
Interior Area 662.25 sq ft
Excluded Area 24.63 sq ft



PREPARED: 2020/01/17



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236 Deercrest PI SE, Calgary, AB

Basement (Below Grade) Exterior Area 695.53 sq ft
Interior Area 568.05 sq ft
Excluded Area 375.49 sq ft



PREPARED: 2020/01/17



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.