

107 DEERMONT Way, Calgary T2J 5P4

MLS® #: **A2196688** Area: **Deer Ridge** Listing Date: **02/27/25** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **4,800 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,090**
 Low Sqft:
 Ttl Sqft: **1,090**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Garden,Interior Lot,Landscaped,Lawn,Level,Low Maintenance Landscape,Private**
 Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard,Storage**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Portable Dishwasher,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`3" x 12`3"	Kitchen	Main	12`8" x 9`0"
Dining Room	Main	13`0" x 8`3"	Bedroom - Primary	Upper	12`0" x 10`4"
Bedroom	Upper	11`11" x 7`6"	Bedroom	Upper	9`6" x 8`7"
4pc Bathroom	Upper	8`10" x 5`0"	Bedroom	Basement	21`6" x 8`0"
2pc Bathroom	Basement	5`2" x 4`3"	Family Room	Lower	23`9" x 11`5"
3pc Bathroom	Lower	8`5" x 4`10"	Laundry	Basement	8`0" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811171

Zoning:
R-CG

Remarks

Pub Rmks:

Showcasing value and potential at their finest! A fully developed 4-bedroom home on a calm quiet street in a fantastic family-oriented community next to both catholic and public schools neighbouring onto the park, playground and outdoor rink while only minutes from Fish Creek Park! What a score!!! This home has been lovingly maintained for the last 30 years with pride of ownership evident throughout. The furnace is 5 years old, garage roof 1.5 years old, main roof is half way through its life and roughly half of the windows were replaced only a few years ago. The majority of the home has been freshly painted with all new doors, casings and hardware including the front door. Large open and warm main living space with an updated since new kitchen. 3 good sized bedrooms upstairs with a shared full bath, a large second living space on the lower level with another full bath and the last level carries the large 4th bedroom additional bath plus laundry room and a large mechanical / storage space. Outside we have a new fence and retaining wall (2020) with an extremely tall (11'1") oversized (24 x 22) and insulated garage truly fit for a shop or the ultimate man cave. It has been gas fitted for a heater and also carries a sub panel with 220V wiring 2 electric heaters and is prepped for a hot tub. There is a large deck, additional capped gas supply for heater or fire pit and generous sized garden for the green thumb. The value and potential of this property simply screams opportunity!

Inclusions:
Property Listed By:

**2 - 220V Garage Heaters
RE/MAX First**

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











