

\$769,900 - 1104 Deer River Circle Se, Calgary

MLS® #A2263124

\$769,900

3 Bedroom, 3.00 Bathroom, 2,226 sqft
Single Family on 0.13 Acres

Deer Run, Calgary, Alberta

Welcome to Deer River Estates, one of Calgary's finest hidden gems. This charming and exclusive neighborhood is known for its character, private access to Fish Creek Park, and it has even been home to a few NHL legends over the years. This 3-bedroom family home provides approximately 3,200 sq ft and is designed for comfort, functionality, and modern family living. Every detail has been carefully considered, with premium upgrades including new windows, a tankless hot water system, central air conditioning, a high-efficiency two-stage furnace, and rich cherry hardwood floors and much more. Flexible living spaces cater to every family's needs, such as unique upper loft perfect as a den, playroom, or home office. The functional U-shaped kitchen overlooks the living room with a cozy wood-burning fireplace, an eat-in area, and bar seating all bathed in natural light and offering views of the west-facing private fenced backyard. The upper level hosts a spacious primary suite measuring an impressive 11.5 x 19.5, complete with a walk-in closet and a 5-piece ensuite bathroom. An additional 2 bedrooms and full bathroom and the loft complete this upper level. The fully finished basement features an open rec room, a designated gym that can be converted into an additional bedroom, and a utility room with ample storage and a workbench offering flexibility to suit your family's needs. Outside this home has a unique feeling of privacy by facing a community greenspace and also the



backyard backs onto a large greenspace with access to extensive walking trails and an off-leash area for pets. Freshly painted and move-in ready, this home is ready for its next chapter a place to create memories, celebrate milestones, and grow together as a family.
(id:6289)

Built in 1989

Essential Information

Listing #	A2263124
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,226
Acres	0.13
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1104 Deer River Circle Se
Subdivision	Deer Run
City	Calgary
Province	Alberta
Postal Code	T2J7A3

Amenities

Amenities	Park, Playground, Shopping
Features	PVC window, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Gas stove(s), Dishwasher, Dryer, Garburator, Hot Water Instant, Garage door opener
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco
Exterior Features	Landscaped, Underground sprinkler
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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