

\$699,000 - 12 Deerbrook Bay Se, Calgary

MLS® #A2254781

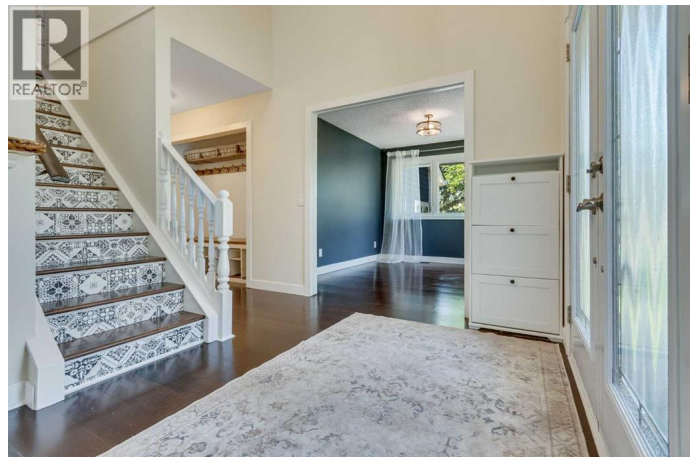
\$699,000

4 Bedroom, 4.00 Bathroom, 1,815 sqft

Single Family on 0.17 Acres

Deer Run, Calgary, Alberta

Welcome to this one-of-a-kind family home tucked away on a quiet bay in the highly desirable community of Deer Run—just steps from Fish Creek Park! Offering over 1,800 sq ft above grade, this charming 2 Storey Split combines character, function, and thoughtful updates throughout. Step inside to an open entry with soaring vaulted ceilings and skylight filling the sunken living room with natural light. An open doorway leads to a versatile front office or sunroom, while the formal dining room is the perfect spot for gatherings. The bright kitchen with eating nook overlooks the cozy family room with updated fireplace and mantle, and provides direct access to the expansive deck and wide pie-shaped backyard —ideal for entertaining. Upstairs, you'll find 3 bedrooms, including a spacious primary retreat with a 4-piece ensuite, private balcony, and unique shuttered opening overlooking the living room. The partially finished basement offers additional space with a 4th room/den, rec area, and bathroom, along with plenty of storage space. In total, the home offers 3.5 bathrooms. Recent renovations and upgrades include: Freshly painted throughout, Kitchen cabinets replaced, Hardwood treads on stairs, All windows replaced (2015), Roof replaced (2013), Deck replaced (2018), Fireplace tile & mantle updated, Toilets & vanities refreshed, Hot water tank (2021). Nearly all flooring is engineered hardwood, making it both stylish and allergy-friendly. Community Highlights: Deer Run is one of Calgary's



hidden gemsâ€”bordering Fish Creek Park, which offers endless outdoor recreation including paved/unpaved trails, Sikome Lake, fishing, hiking, biking, and wildlife viewing. Residents enjoy nearby schools, playgrounds, tennis courts, shopping, restaurants, and easy transit access. Itâ€™s a true family-oriented community with a small-town feel, yet minutes from major routes for a quick commute. Donâ€™t miss this incredible opportunity to own a home with character, space, and a location that canâ€™t be beat!

(id:6289)

Built in 1981

Essential Information

| | |
|----------------|---------------|
| Listing # | A2254781 |
| Price | \$699,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Half Baths | 1 |
| Square Footage | 1,815 |
| Acres | 0.17 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|---------------------|
| Address | 12 Deerbrook Bay Se |
| Subdivision | Deer Run |
| City | Calgary |
| Province | Alberta |
| Postal Code | T2J5Z8 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Park, Playground, Schools, Shopping |
| Features | Cul-de-sac, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Attached Garage |

of Garages 2

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Brick, Wood siding

Exterior Features Fruit trees

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office eXp Realty



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