

\$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 |
|------------|--------------------------------------------------------------------------------------------------------------------------|

| | |
|-----------------|--------------------------|
| 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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