

731 Deercroft Way SE
Calgary, Alberta

MLS # A2237626



\$685,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,084 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: Sauna and components, motorized window coverings and remote,

We're excited to present this amazing opportunity in the gorgeous neighbourhood of Deer Run! This big, modern, 4-bedroom, 3.5-bath home boasts 2,948ft² of total space. Highlighted by beautiful renovations and features like hardwood floors, shaker style cabinets, vinyl windows, a fireplace with water fall and a modern kitchen. The home is incredibly functional, with a spacious primary bedroom which features a walk-in closet, 5-piece ensuite bath and a huge laundry room. The home is loaded with unique characteristics, including a loft off the 2nd bedroom (the kids will love this), dual vanities, custom motorized window coverings, a big mud room with locker stalls, 220v wiring in the garage for EV-charging, and two separate man door entries from the insulated, double garage. The basement is fully developed with a wood burning fireplace, an additional bedroom, bathroom, and your very own sauna, complete with a shower. The private yard is a sanctuary, with gorgeous trees and gardens. There's enough space for the kids to play and you to relax and enjoy the tranquility. The location is superb, as you'll be walking or riding into Fish Creek, Sikome Lake and all the neighbourhood schools in no time at all. We're excited to find the next owner of this Deer Run home, and we'd love to accommodate your showing needs!