

23 Deermoss Place SE
Calgary, Alberta

MLS # A2294060



\$975,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,412 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Heated Garage, In Garage Electric Vehicle Charging Station(s), In		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-in speakers, second dishwasher, commercial grade fridge in basement (as is), alarm system, EV charger, 2 TV mounts, shelving in office.

Luxuriously renovated from top to bottom, this stunning 3+2 bedroom home sits JUST STEPS FROM THE TRANQUIL PATHWAYS OF FISH CREEK PROVINCIAL PARK and offers nearly 3,700 sq ft of beautifully developed living space as well as an oversized triple attached garage. The main level features rich engineered hardwood and an abundance of natural light, beginning with a sunken living room highlighted by an oversized chandelier and dual ceiling fans. The showpiece kitchen is finished with custom millwork and cabinetry, granite countertops, a 12’ island with seating where friends and family can gather, two copper sinks, and top tier appliances including a Bertazzoni Italian gas cooktop. A spacious dining area easily accommodates family dinners or large gatherings. The sunken family room is anchored by a striking feature fireplace and custom built ins, while a private office with a coffered ceiling and herringbone tile flooring creates an ideal work from home retreat. A stylish 2 piece powder room and a generous laundry/mudroom—complete with herringbone tile, coat hooks, and individual storage cubbies—round out the main level. Upstairs, a quiet loft with an overhead skylight leads to three generously sized bedrooms and a beautifully updated 5 piece main bath. The primary suite is a true sanctuary, featuring his and hers custom closets with individually designed millwork, built in entertainment and art frames, and an elegant chandelier. The secluded 5 piece ensuite includes a large dual sink vanity, a new bathtub, and a separate shower finished with natural Italian stone and a granite bench. The additional bedrooms each offer built in closets. The fully developed basement is designed for both entertainment and wellness. A spacious media/family room features a hard wired solid wood entertainment unit, plus an entertainment

nook with a wet bar, commercial grade fridge, dishwasher, storage, and wine rack. A dedicated home gym with commercial grade rubber flooring, floor to ceiling mirrors, and built in shelving provides a private space to work out. Two additional bedrooms, a 3 piece bath, and a large storage area complete the lower level. Additional highlights include central air conditioning, built in speakers throughout, a new Lennox high efficiency furnace, new AO Smith hot water tank, Kinetico water softener, Vivint/Telus alarm system, and complete removal of Poly B plumbing. Outside, enjoy the exposed aggregate front porch and a beautifully finished backyard with a deck coated with Duradeck, raised garden boxes within a gated garden area, a garden shed, and a Rain Bird irrigation system. Parking is effortless with the oversized triple attached garage, featuring epoxy flooring, a finished ceiling, EV charger, built in heater, and custom floor to ceiling cabinetry with quartz countertops. This premier location offers nature at your doorstep along with convenient access to schools, shopping, public transit, and major routes including Canyon Meadows Drive and Bow Bottom Trail.