

**80 Deerbrook Road SE  
Calgary, Alberta**

**MLS # A2302425**



**\$800,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Back Lane,		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled on a quiet, tucked-away street in the prestigious ESTATES OF DEER RUN, this exceptional bungalow offers a rare combination of sophisticated upgrades and an unbeatable location just steps from the natural beauty of Fish Creek Park. The heart of the home is designed for both comfort and style, featuring elegant granite countertops, stainless steel appliances, and a main living area highlighted by unique antique mirror shelving and a cozy, natural gas fireplace. Natural light pours into the space through a skylight equipped with remote-controlled blinds, while the functional layout includes the convenience of main-floor laundry and a dedicated wet bar for seamless entertaining. With five spacious bedrooms and three bathrooms, the home offers plenty of room for a growing family, including a basement bedroom that was originally a sauna and can easily be reverted for those seeking a private spa retreat. The exterior of the property is a masterclass in low-maintenance luxury and year-round enjoyment. The front yard makes a striking first impression with decorative grey rock landscaping and an underground sprinkler system, while the front entrance is secured with an included Nest video doorbell. In the backyard, a sprawling deck leads to a private oasis complete with a firepit and a gazebo featuring solid winter curtains for four-season use. For the outdoor chef, the BBQ is hooked up to a natural gas line and can be included with the home. Practicality extends to the mechanical systems as well, with a brand-new hot water tank, a new furnace, and a humidifier ensuring peak efficiency. Additionally, an extra fuse panel is already conveniently located in the cold storage room to accommodate a future hot tub. Car enthusiasts and hobbyists will find their sanctuary in the oversized double heated garage, which comes fully equipped with a built-in

workbench, ample shelving, and the rare luxury of hot and cold water taps. Storage is abundant throughout the property, ensuring every item has its place. From the meticulous interior finishes to the tech-ready upgrades and the prime location near Calgary's favourite provincial park, this home represents a premier opportunity to live in one of the city's most sought-after estate enclaves.