

204 Deer Ridge Way SE Calgary, Alberta

MLS # A2322975



\$999,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,131 sq.ft.	Age:	1981 (45 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Marble, Stone
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Beamed Ceilings, Built-in Features, Stone Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Exceptional Estate Home in an Established Family Community! Welcome to this rare opportunity to own a spacious estate-style home in one of Calgary's most established and desirable family communities. Offering over 3,100 sq. ft. across the main and upper floors, plus a fully developed basement with a separate entrance, this impressive residence provides exceptional space and flexibility for families of all sizes. Situated on a large southeast-facing corner lot, the property offers abundant parking, mature trees, and a generous concrete patio in the backyard—perfect for entertaining and family gatherings. The quiet neighborhood is surrounded by greenspaces and is just a short walk to the Fish Creek Park area, with shopping, recreation, and everyday amenities conveniently close by. Inside, the grand foyer welcomes you with an impressive staircase open to above, creating a striking first impression. The home features six bedrooms above grade, including a convenient main-floor bedroom. Extensive woodwork throughout has been lovingly maintained, adding warmth, character, and timeless appeal. Beautiful marble and hardwood flooring further enhance the elegant interior. The large, open kitchen is designed for both everyday family living and entertaining, featuring marble flooring, stainless steel appliances, granite countertops, a huge central island, and a bright breakfast nook. Two separate dining areas provide plenty of space for gatherings, including a formal dining room with convenient access to the kitchen. The recently renovated basement adds even more versatility. With its own separate side-yard entrance, the fully developed lower level includes a full kitchen, living room, bedroom, bathroom, separate laundry, and generous storage space. It offers excellent potential for extended family, guests, or rental income. With its exceptional size, six above-ground bedrooms,

flexible basement, large corner lot, mature surroundings, and convenient access to Fish Creek Park and local amenities, this is a rare opportunity to own a substantial family home in a well-established Calgary community.