

75 Deerbrook Road SE
Calgary, Alberta

MLS # A2328881



\$800,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, French Door, Natural Woodwork, Quartz Counters, Storage		

Inclusions: Pool Table, TV Mount, Shed, Flower Pot(s)

Welcome to 75 Deerbrook Road SE, a beautifully maintained two-story tucked into the sought-after Estates of Deer Run. Set on a quiet, tree-lined street, this home offers privacy and space from the moment you arrive. Engineered hand-scraped oak hardwood runs through the main floor, from the sunken living room with large windows filling the space with natural light to a dining room that seats up to 10. The kitchen features quartz counters, soft-close cabinetry, and high-end appliances, opening to a sunny eating nook and upper deck. The adjoining sunken family room offers a wood-burning fireplace and its own access to a covered lower deck. Upstairs, the primary bedroom overlooks the treed backyard and includes twin closets plus a spacious ensuite with large windows, double sinks, a soaker tub, and a separate shower and toilet area. Two more bedrooms and a full 4-piece bath complete the level. The finished basement adds a games and rec area built for pool and gaming, a bedroom, a wired office, and ample storage. Outside, enjoy three levels of decking, a gas fire pit, and mature perennial gardens on a fully treed, private lot. A double-attached garage with a heater and workbench completes the package. On top of all this, enjoy being close to fish creek park and fishing in the bow river A rare find in Deer Run.