

20 Deermont Way SE
Calgary, Alberta

MLS # A2341316



\$625,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,387 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for a great investment? This is it. Spacious home in the established community of Deer Ridge, provides endless activities from the walking paths at Fish Creek to the beach at Sikome Lake, plus less then a 5-minute walk to 2 schools! Many fantastic updates throughout including a LEGAL basement suite w/separate entrance, ideal as a mortgage helper or mother-in-law. The main floor is immersed with natural light. Unwind after a long day or entertain guests in the inviting living room & casually elegant dining room. The large, neutral kitchen embraces indoor/outdoor living that leads to the 2-tiered deck & backyard oasis, perfect for summer BBQs. Then retreat to the spacious master suite w/updated ensuite. 2 additional bedrooms & another updated bath on this level. The versatile basement features a LEGAL suite with full kitchen w/raised breakfast bar island, huge den for office or hobbies, full bath & sunny bedroom. Great for tenants, guests or extra family space. Upgrades included over the years basement suite w/wainscoting, full kitchen, updated bathroom, bedroom + den w/closet. New LED lighting throughout, professionally serviced furnace w/new motor, belt & bearings, roof in front of house replaced, upgraded attic insulation, new fence on all sides, new soffits, fascia & eavestroughs, 2 new sprinklers in furnace room, washer, dryer, new overhead garage door, new paint, new doors, new door frames, new door hardware including handles/locks, new baseboards, new light fixtures, new Lux windows & patio door on main, new blinds, new high-end vinyl plank flooring (10mm thick), updated main bathrooms with new tile, tub, shower heads, toilets, vanities & mirrors. New smoke & carbon monoxide detector, new main kitchen countertop, a large dog run with gate at side of house & much more! The suite was made legal by the City of

Calgary in May 2020.