

13632 Deer Run Boulevard SE Calgary, Alberta

MLS # A2344131



\$609,000

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,640 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Block Driveway, Concrete Driveway, Double Garage Attached, Driveway, Park		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vinyl Windows		

Inclusions: n/a

OPEN HOUSE SUNDAY OCT. 24TH FROM 1 TO 3 pm. 4 Level splits offer the family separate areas to enjoy without bothering each other. This home offers plenty of room for a young & growing family. Walking distance to Fish Creek Park with schools, shopping and public transit close by. 3 bedrooms upstairs. 3 bathrooms. Master has a full ensuite bath & walk in closet. Master bedroom is a few steps up from the other bedrooms, giving extra quiet & privacy. Sunny eating nook looking into the kitchen with newer appliances. Walk through into formal dining room/living room open with cathedral ceiling. Living room has new flooring & a gas fireplace. The third level includes a family room with new flooring, natural wood burning fireplace & wet bar with new sink & counter. Laundry is conveniently located on this level also (in the 2 piece bathroom) Lower level has a carpeted rumpus room & a flex room(office/sewing/play area) Tons of storage & shelving, or play room in the side of the basement that has a lower ceiling. Utility room has furnace, 2 hot water tanks & storage space. Eco Paving brand new on the driveway, sidewalk up to the house & the front steps. This \$ 10,000.00 upgrade has a 5 year warranty. The complete home, including the garage has been freshly painted. The siding was replaced approximately 4 years ago, along with the gutters & eaves. Leaf Filter system was done in 2022. (\$5,560.00 value) A warranty on this as well. A new skylight at the entrance way into the home was done around the same time. New windows around 7 years. The shingles have also been replaced. The furnace, vents & dryer vent has just been cleaned, along with the gas fireplace. Wood fireplace has not been used by the current owner. All appliances are no more than 4 years old. The kitchen cabinets have been professionally painted with new hardware recently. The kitchen counter,

kitchen flooring & hall way are new. All floors have just been redone on the main & 3rd level. A new real property report with city compliance is available. The private back yard is a good size for the family to enjoy. The yard does need work, but has endless possibilities for the gardener. The large deck has been freshly painted. The double attached garage is very large with 2 garage doors. It also has a men door on the side, convenient to get to the back yard. The garage doors have just been serviced. The garage floor has also been freshly painted. This helps keep the dust down. Deer Run is a great community. Minutes to Fish Creek Park. Enjoy the walking paths and more. Call your favorite realtor today to have a private viewing . Immediate possession is possible. This home is move in ready.