



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

14656 Deer Run Drive SE
Calgary, Alberta

MLS # A2261755



\$599,900

Division:	Deer Run		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,735 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Fish Creek Park Beacons You From Your Backyard! What a rare opportunity to "live on the park"! This exceptional updated 2 storey has many features that will thrill you! The grand living area has vaulted ceilings and an "open to above" view of the upper loft. Newer bamboo flooring. A formal dining room is set adjacently from the family room. With views of the park, the gourmet kitchen has granite counters, stainless steel appliances (incl. a brand new fridge). The family room showcases a stone wood-burning fireplace and large windows for viewing Fish Creek Park! The half bath with laundry room completes the main level. The upper level has an open loft area (could be converted to bedroom) with a new "triple pane" window, plus 2 large bedrooms and newer carpet. Upper deck is newly rebuilt! The 5 pc. ensuite bathroom has dual sinks. A 4 pc bathroom completes the upper level. The fully finished basement has new carpet. Enjoy the park-like yard that opens onto Fish Creek Park - Such a Rare Location! New shingles on home! Attached double garage has a new metal garage door. Fence is also newer. There are so many features to boast about this wonderful property!