

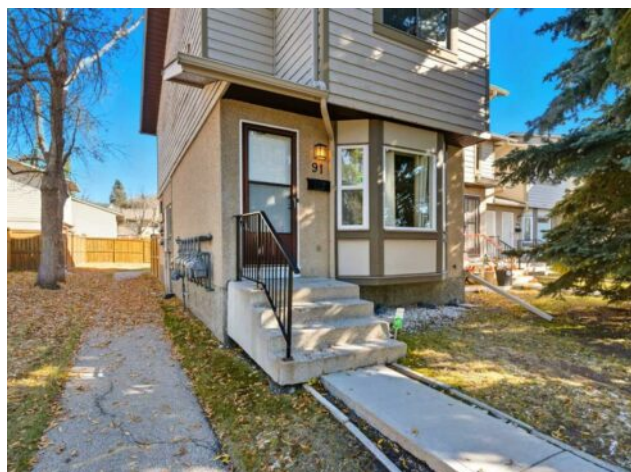


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

91 Deerfield Drive SE
Calgary, Alberta

MLS # A2263400



\$375,000

Division:	Deer Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame, Wood Siding	Zoning:	M-CGd75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Yard Maintenance Equipment, Window Bench Decor (Cushions)

Rare chance to own an upgraded END UNIT, 1100 square foot, 3-bedroom 1.5 bath 2 storey townhome with full basement, directly siding a path and green area, for under \$400k! This beautiful home won't last long, as they don't get listed much in this price point - great for affordability AND resale. Deer Ridge and Deer Run are stellar South location close to Fish Creek Park, 2 minutes to Deer Valley Village, 5-10 to MacLeod Trail and Deerfoot (Avenida, SouthCentre, Shawnessy, Quarry Park, McKenzie Towne) - plus, see iGuide 3D tour Link with detailed Floor Plans and inside-outside 360 panorama cameras. Enjoy a private fenced and paving-stone yard to sit out in Calgary's year round sunny weather, plus off-street stall, and plenty of additional visitor parking on the drive. Inside is as big as a starter house, with new windows, beautiful vinyl plank flooring and fresh paint spanning the main and upper floors. Bright natural light transfers from the Foyer and front closet, deep Living room with bay-window bench seat, through the open hall, 2-piece Bath, Broom closet, and into the wrapped contemporary white Kitchen and full Dining Room (with large Patio Doors), and continuing to the 2nd level, where the only carpet (also new!) is at the stairwell, for safety and warmth. Two comfortable Bedrooms are large enough for double-to-queen capacity, with one allowing for additional dresser or desk space AND 2 closets! The Primary has a huge walk-in closet, in addition to allowing for King-furnishings. The full 4-piece Bathroom and Linen closet are central, for all three rooms to share convenience, and the hall has a stub wall to make moving furniture in or out. Downstairs, the basement layout allows for a big Rec/Games area, central Hobby or Play room, tucked away Utility and Storage, plus a large Laundry area that can all be finished to personal tastes, as an additional 400 square feet of

living area. There is zero wasted space, so maximum bang for the dollars, and since there is great management, stucco-and-wood exteriors, regular exterior maintenance and solid reserve plan, the documents available by request will give confidence - up front upon request by listing or your favourite agent. Don't wait to see this incredible home! Deerfield Terrace has stucco and wood exteriors, great management and regular maintenance - wonderful opportunity.