

\$889,900 - 1251 Deer River Circle Se, Calgary

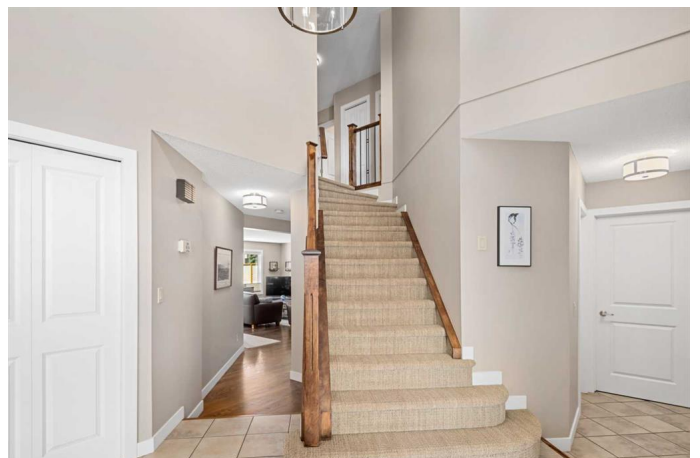
MLS® #A2123452

\$889,900

4 Bedroom, 4.00 Bathroom, 2,563 sqft
Residential on 0.14 Acres

Deer Run, Calgary, Alberta

Welcome to 1251 Deer River Circle SE, located in Deer River Estates, part of Deer Run a hidden GEM in SE Calgary + steps away from FISH CREEK PARK. Built in 1989 the current owners moved into the home in 1993 and have kept the home in pristine condition since then. Over 3900 SQ ft on 3 levels, with Rare 4 Bedrooms on the Upper Level, this home is ready for the next young family. Some amazing features of this home include: West Backyard + backing onto city park, pathway, Steps to Fish Creek Park, Over 2560 Sq. Ft on upper 2 levels, plus developed basement, Tiered cedar Patio with Electric Awning + Firepit, Fully landscaped with irrigation. Some major Updates include Roof 2021, Hot Water Tank 2021, Rear Awning 2022, Fireplace 2018, Windows 2014(12 windows). The main level features front living room with soaring ceilings, dining area with door into kitchen, updated kitchen with granite counter tops, Stainless steel appliances, breakfast nook with numerous windows looking onto west patio, family room with gas fireplace, with stone surround, a main floor den (could be a bedroom as it has a closet), rear mud room with laundry that leads to the attached + insulated garage, + has 2 piece bathroom. Upper floor has 4 Bedrooms including master with vaulted ceilings, walk in closet + ensuite with jetted tub, tiled shower with glass + double vanity. Additional 3 Bedrooms are a very large size, + has full bathroom. The basement has been finished



since 1993, + is amazing for family + kids of all ages, with Pool Table, Shuffle Board, Dart Board, all included with the home, + bar area for the parents! Additional space for hobby room or work out area+ additional TV room in the basement, along with plenty of storage in mechanical room, which features 2 Furnaces for the home. If you donâ€™t know Deer Run, you have to check it out, numerous schools, shopping less than 5 minutes away, with Coop + No Frills, Starbucks, Pubs and of course Fish Creek Park 2 minute walk from this property. Amazing Value for any SE home looking for next family to live in. Check out the 3D tour or contact your Real Estate agent to schedule a showing! Listing agent is related to the sellers.

Built in 1989

Essential Information

MLS® #	A2123452
Price	\$889,900
Sold Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,563
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1251 Deer River Circle Se
Subdivision	Deer Run
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 6Z2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Storage, Vinyl Windows, Wood Windows
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Awning(s)
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Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Brick, Concrete, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	April 18th, 2024
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Date Sold	April 27th, 2024
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Days on Market	9
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Zoning	R-C1
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HOA Fees	0.00
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Listing Details

Listing Office	Real Estate Professionals Inc.
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