

\$749,900 - 1048 Deer River Circle Se, Calgary

MLS® #A2125079

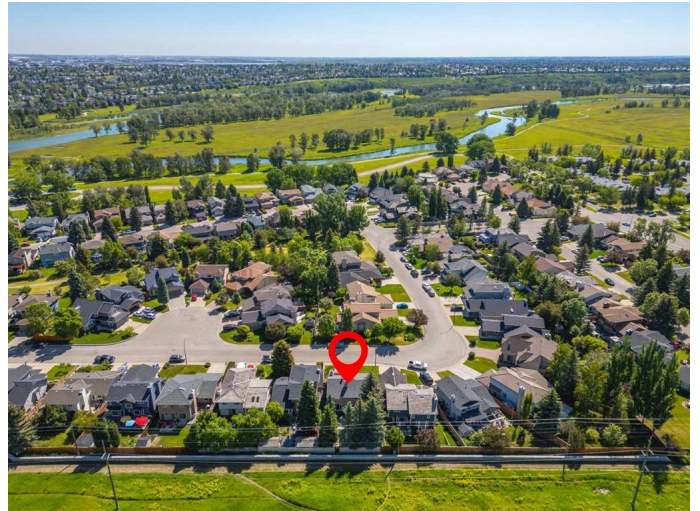
\$749,900

4 Bedroom, 4.00 Bathroom, 2,161 sqft

Residential on 0.13 Acres

Deer Run, Calgary, Alberta

DEER RIVER ESTATES | BACKS GREEN BELT | WEST BACK YARD | STEPS TO FISH CREEK | This tastefully renovated 2-storey home with 3,150 sq ft of living space, epitomizes luxury living. The main floor boasts a large office, a half bath, an updated kitchen, showcasing stone countertops, stainless steel appliances, a gas stove, and a fridge with an ice and water dispenser. Entertainment takes center stage in the living room, where the gas fireplace creates a cozy ambiance, complemented by a games area featuring a bar with a live wood edge countertop, perfect for family gatherings and hosting guests. A fully equipped second kitchen on the main floor provides a rare opportunity for large family gatherings, multi-generational living or sharing your living space with others. On the upper level you will enjoy a primary retreat boasting massive his and hers walk-in closets and a spa-like ensuite with heated floors, a soaker tub, double sinks, and a tiled walk-in shower with glass doors. Also, on the upper level, you will find a large second bedroom, laundry, a renovated bathroom with heated floors and a bonus room with access to a large balcony for a secondary outdoor oasis. The fully finished basement finishes off this home nicely with two large bedrooms, a modern five-piece bathroom, a spacious rec area with a wet bar, and second laundry hookups. Other notable upgrades are the 8'™ garage door, exterior and interior surround sound and a recently landscaped front yard. This



meticulously maintained residence ensures peace of mind with the removal of all poly-b plumbing and recent updates include new roof shingles in 2022, new A/C in 2023, a new furnace motor in 2023, and a new hot water tank control panel in 2024. The private west-facing backyard offers a tranquil retreat with an expansive composite deck and a large patio. Backing onto a green belt/off-leash park and just steps to Fish Creek Park, you will appreciate the unparalleled access to outdoor recreation and natural beauty. Designed with versatility in mind, this home boasts two laundry areas and a second full kitchen, ideal for multi-generational living, large gatherings or accommodating shared living. Located in Deer River Estates, this home offers the perfect balance of suburban tranquillity and urban convenience. With an array of shops, restaurants, and amenities nearby, as well as elementary and junior high schools within close proximity, this is a place where you can truly live, work, and play.

Built in 1987

Essential Information

MLS® #	A2125079
Price	\$749,900
Sold Price	\$742,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,161
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1048 Deer River Circle Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6Y9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Ceiling Fan(s), Granite Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Gas Stove, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

Additional Information

Date Listed	April 24th, 2024
Date Sold	July 5th, 2024
Days on Market	72
Zoning	R-C1
HOA Fees	0.00

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.