

\$575,000 - 90 Deerpath Road Se, Calgary

MLS® #A2166225

\$575,000

3 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.09 Acres

Deer Ridge, Calgary, Alberta

Don't Miss Your Second Chance! This Amazing home is **BACK ON THE MARKET** due to buyer's financing! Welcome to this beautifully renovated 2-storey home, offering a perfect blend of modern updates and practical functionality. Meticulously maintained with a new roof installed in 2022 and both the furnace and hot water tank replaced in 2023, this 3-bedroom, 2.5-bathroom property ensures worry-free living for years to come. Step inside to discover a bright and open main level where soaring ceilings and large windows flood the space with natural light. The living room, featuring a cozy wood-burning fireplace, provides an ideal spot to relax and seamlessly connects to a formal dining area. The kitchen has been tastefully updated with sleek light fixtures, a white subway tile backsplash, a central island for additional prep and storage, and rustic wooden accents that add warmth and character. Upstairs, the spacious primary suite includes a walk-in closet and an updated ensuite with a luxurious dual-shower setup, creating a private spa-like retreat. Two additional bedrooms and a full bathroom offer ample space for family or guests. Experience the convenience of low-maintenance hard surface flooring in every room of this carpet-free home. The west-facing backyard, complete with a large deck and gazebo, offers privacy with no rear neighbors, making it perfect for outdoor gatherings year-round. Enjoy a refreshing escape from the heat during warmer days and nights with the benefit



of central air conditioning. The durable stucco exterior is ready to withstand Alberta's unpredictable weather, ensuring long-lasting protection for your home. A double attached garage provides a secure and warm space for your vehicles or toys throughout the year. Located just steps from Fish Creek Park, with Sikome Lake, shopping, restaurants, banks, and schools nearby, and with superb commute access to Deerfoot, Macleod and 14th Street, you truly can't say enough about this incredible location. Schedule your showing today!

Built in 1989

Essential Information

MLS® #	A2166225
Price	\$575,000
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,332
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	90 Deerpath Road Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6K8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Wood Counters, Low Flow Plumbing Fixtures, Skylight(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, Gazebo
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	November 20th, 2024
Days on Market	62
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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