

216 DEER RIVER Place SE
Calgary, Alberta

MLS # A2211606



\$795,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,373 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac, Environmental R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Curtain Rods, Draperies, Garage Door Opener with 1 Remote Control, Mirror above Fireplace in Family Room on Main Floor, Storage Shed, Venetian Blinds

Welcome to this IMMACULATE 2-story HOME, offering 3,629.94 sq ft of Developed space, with 4 Bedrooms, 3 1/2 Bathrooms, and an Attached Double Garage, all nestled on a 6,383 sq ft Lot in the Community of Deer River Estates!!! It has Great curb appeal with its Well-Maintained Trees, Bushes, and an Elegant Arched window at the front of the home. As you step inside, you're greeted by a Bright foyer with a striking 14' Vaulted ceiling. The Large windows add Architectural detail, flooding the space with Natural light. The Living room is Warm and Inviting, making it the perfect place for Entertaining, while the Dining room offers plenty of space for meals with Family and Friends. The 'Heart of the Home' is the Kitchen, with White Oak Cabinetry, Granite Counters, an Island with Breakfast Bar, Glass Tile Backsplash, Black/SS Appliances, a Built-In oven, and a Corner Pantry that provides additional Storage. The Breakfast Nook has a Bay window and a door leading to the deck outside offers a Serene spot for morning coffee. The Family room provides a Cozy atmosphere with a Brick-Faced Wood-Burning Fireplace for those chilly evenings. A Den/Office space is ideal for working from home, and a 2 pc Bath/Laundry room rounds out the main floor. A Beautiful Wooden Staircase leads you up, where there is a landing overlooking the main floor. The Expansive Primary Bedroom has French doors, a sitting area, and a Luxurious 5 pc En-Suite Bath with 2 Sinks, a Corner Soaker Tub, a Standing Glass shower, and a Water Closet (2019). The Walk-In closet has Built-In shelving. There are 2 additional Bedrooms and a 3 pc Tiled bath with a modern shower. The Full Basement has a Large Recreation area perfect for Games or a Pool table and a Family room with a Gas Fireplace surrounded by Brick, ideal for movie nights. A workshop area with Built-In,

floor-to-ceiling Cupboards, while the Utility room (2 Furnaces 2019), includes a sink for added Convenience. On the opposite side of the stairs, you'll find a Flexible Storage area, a 4 pc bath, and the 4th Bedroom, complete with a Walk-In closet, making it perfect for guests or a teenager. Step outside to the Quiet and Private Backyard, a true Gardener's Dream with raised garden beds and a Shed for additional Storage. The Lush grass area is perfect for Children or Pets to play, while the Deck offers a Peaceful spot to lounge, sip your coffee, or dine in the evening. Located near the Bow River and Scenic walking paths through Provincial Fish Creek Park, this home offers a Tranquil and Picturesque setting while still being close to Amenities, Restaurants, and Schools. The Deer Run Community Association offers various Activities, including Events, Pickleball/Tennis Courts, 2 outdoor Skating rinks, a Skatepark, and more. With easy access to Canyon Meadows Drive, Bow Bottom Trail, and Deerfoot Trail, this Home is perfectly positioned for both Relaxation and Convenience. BOOK your showing TODAY and experience everything this Incredible Home has to offer!!!