

**61, 14736 Deerfield Drive SE
Calgary, Alberta**

MLS # A2215457



\$374,900

Division:	Deer Run		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	790 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Deep Freeze & Mini Fridge in Basement, Sectional, Coffee Table, Comfy Chair in Basement, TV & Mount in basement

****Open House Saturday, May 3rd 1:00-3:00pm** TWO PARKING STALLS | END UNIT | BACKS GREEN SPACE | TWO FULL BATHROOMS | BUNGALOW |** Welcome home to this charming and well-maintained 3 bedroom, 2 bathroom bungalow-style townhome, offering over 1,500 sq ft of comfortable living space and the rare bonus of TWO PARKING STALLS. These bungalows don't come on the market often—and when they do, they seldom feature TWO FULL BATHROOMS and a bright, OPEN KITCHEN like this one. Step inside to find stylish modern laminate flooring, a spacious living room with a large picture window, and patio doors that open to your fenced backyard overlooking tranquil green space. The main level also includes two generously sized bedrooms, a full bathroom, and plenty of closet and storage space. Downstairs, the renovated lower level completes the home with a third large bedroom (non-egress window), a second full bathroom, a spacious recreation area, laundry, and additional storage. Just a five-minute walk to Deer Run School and Fish Creek Park, this location is a dream for nature lovers, with over 100 kilometers of trails for hiking, biking, cross-country skiing, and more. Enjoy summer days at Sikome Lake, a treat from Annie's Café, or a night out at the Bow Valley Restaurant. Located in the welcoming community of Deer Run, you'll also appreciate nearby elementary and junior high schools, easy access to Deerfoot and MacLeod Trail, and close proximity to everyday conveniences like No Frills, Co-op, Starbucks, McDonald's, Anytime Fitness, and a wide range of banks and restaurants. Don't miss this rare opportunity!