

**43 Deerbrook Crescent SE  
Calgary, Alberta****MLS # A2220619****\$799,900**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,420 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters		

**Inclusions:** Pool Table & Accessories, Ping Pong Table, All unattached cabinets and shelves in basement, Fridge in basement, Freezer in basement, All Patio Furniture, Fire Place Tools

**\*\*Open House Saturday, May 24th 1:30-3:30pm\*\*** If you've been looking for a property that offers the perfect combination of lot, location, and floor plan, you've found it here. Welcome to 43 Deerbrook Crescent—an exceptional estate quality home nestled in prestigious Deer Run Estates, only footsteps from Fish Creek Provincial Park. Gorgeous curb appeal greets you with a beautiful cherry blossom tree and an elegant walkway leading to the front door. With over 2,400 square feet above grade, the home feels MUCH larger thanks to the vaulted ceiling and loft space that greet you as you enter. It's truly a striking first impression - this is a floor plan and feature seldom found in this community. As you take your first steps inside, you'll immediately appreciate the care and attention the long-term (43-year) owners have invested in this property. The spacious kitchen overlooks a large backyard that enjoys plenty of sunshine from the west. Gorgeous hardwood floors and generous principal rooms define the main level, featuring large living, family, and dining areas. There is also a private office tucked into the corner of the home, which could be converted into a fourth bedroom if needed. This office also walks out onto the deck and backyard. It's easy for a large or growing family to spread out with this thoughtful floor plan! The upper level offers three large bedrooms, including a primary suite with a fully updated ensuite and a balcony that looks out over your private backyard. Updated family bathroom as well! The loft space is both beautiful and functional, perfect as a work from home solution or a great homework room for children. It features built-in shelving ideal for a home library. The basement is partially finished, offering a play area for children and the opportunity to develop it further according to your own custom renovation plans.

You'll be hard-pressed to find a better backyard in the community. Large, private, and featuring an expansive deck that's an entertainer's dream. The south side of the yard has a large swinging gate, allowing you to park a recreational vehicle if desired. The spacious 24x21 double garage walks directly into the home, a convenient feature for busy families. This is the premier corner of Deer Run Estates. Quiet, peaceful, and just moments from Fish Creek Park, which offers residents unparalleled access to over 100 km of scenic trails, picnic areas, and natural landscapes. Families in Deer Run benefit from proximity to reputable schools, including Deer Run Elementary and Wilma Hansen Junior High. The community also offers convenient shopping, including Deer Valley Shopping Centre. What a fabulous opportunity for your family. The current owners have lovingly cared for this home and, while sad to leave, are excited to pass it on to the next family who will cherish it just as much.