

131 Deermoss Crescent SE
Calgary, Alberta**MLS # A2253753****\$699,000**

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautifully updated two-storey home situated just steps from Fish Creek Park, one of Calgary's most beloved outdoor destinations. With over 2,850 sq ft of developed living space, 4 bedrooms, and multiple living areas, this home is designed for people who love space, comfort, and the great outdoors. Step inside to find gorgeous white oak hardwood floors, vaulted ceilings, and a bright, open layout that flows beautifully from room to room. The recently renovated chef's kitchen is the heart of the home, featuring maple cabinetry, granite countertops, and large windows that flood the space with natural light, perfect for prepping school lunches or hosting weekend get togethers. Families will appreciate the cozy family room with a wood-burning fireplace and double sliding doors that open to your private backyard retreat. Great for hosting summer BBQs (with the built-in natural gas hookup), or simply hanging out in the quiet and private back yard. Upstairs, you'll find three spacious bedrooms, including a roomy primary suite with a spa-like ensuite bathroom. A stylish, updated 4-piece bathroom also serves the additional bedrooms. The finished basement offers a huge recreation and games room perfect for movie nights as well as a fourth bedroom and plenty of storage. Recent updates include: High-efficiency furnace Two newer hot water tanks Triple-pane windows Newer asphalt shingles & downspouts Fresh paint inside and out 2x6 construction for durability Located on a quiet crescent in a family-friendly neighborhood, this home is walking distance to three schools, playgrounds, public transit, and Deer Valley Marketplace for all your shopping needs. Commuters will love the quick access to Deerfoot Trail, Bow Bottom Trail, and Macleod Trail. And for the outdoor enthusiasts, it doesn't get better than this: just a short

distance to Sikome Lake, biking trails, hiking paths, and the expansive nature of Fish Creek Park! If you're looking for the perfect blend of outdoor lifestyle, family functionality, and modern comfort, this home checks every box. Don't miss out, contact your favorite Realtor and book your showing today!