

195 Deerbow Circle SE  
Calgary, Alberta

MLS # A2211075



**\$599,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,886 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to one of the largest homes available in the highly sought-after community of Deer Run. Ideally located on a quiet cul-de-sac, this beautifully maintained property boasts exceptional curb appeal and offers the perfect blend of space, comfort, and convenience—just a short walk to the natural beauty of Fish Creek Park. Step inside to a warm and inviting main floor that features a bright kitchen, a cozy living room, a convenient two-piece bathroom, and a spacious formal dining room that's perfect for hosting family dinners and special occasions. The family room is anchored by a stunning stone fireplace, offering the ideal spot to relax and unwind on cold winter evenings. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite designed for comfort and privacy. The fully developed lower level provides even more living space, complete with a built-in bar, ideal for entertaining or relaxing with friends and family. The backyard is made for outdoor living, with a large deck that's perfect for summer barbecues and gatherings. The property is fully fenced, making it ideal for children and pets, and includes an attached single-car garage for added convenience. This home has seen several key updates in recent years, including new shingles in June 2020, upgraded attic insulation in August 2020, a full exterior repaint in September 2020, a new front window and back corner room window in October 2020, a new furnace installed in October 2021, and a new patio door added in the fall of 2022. Don't miss this rare opportunity to own a spacious, well-cared-for home in a prime location close to parks, schools, and all amenities. One of Deer Run's key advantages is its close proximity to Deerfoot Trail (Highway 2), one of Calgary's major north-south arteries. This provides residents with quick

and convenient access to downtown Calgary, the airport, and other key areas of the city. Whether you're commuting for work, heading out for a weekend getaway, or running daily errands, living near Deerfoot Trail means less time on the road and more time enjoying life at home.