

780-978-0157
jenniferstudent@me.com

90 Deerpath Road SE
Calgary, Alberta

MLS # A2166225



\$600,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Skylight(s), Wood Counters		

Inclusions: Gazebo in Backyard

Open House Sunday Sept 22 From 1-3pm! Welcome to this beautifully renovated 2-storey home, offering a perfect blend of modern updates and practical functionality. Meticulously maintained with a new roof installed in 2022 and both the furnace and hot water tank replaced in 2023, this 3-bedroom, 2.5-bathroom property ensures worry-free living for years to come. Step inside to discover a bright and open main level where soaring ceilings and large windows flood the space with natural light. The living room, featuring a cozy wood-burning fireplace, provides an ideal spot to relax and seamlessly connects to a formal dining area. The kitchen has been tastefully updated with sleek light fixtures, a white subway tile backsplash, a central island for additional prep and storage, and rustic wooden accents that add warmth and character. Upstairs, the spacious primary suite includes a walk-in closet and an updated ensuite with a luxurious dual-shower setup, creating a private spa-like retreat. Two additional bedrooms and a full bathroom offer ample space for family or guests. Experience the convenience of low-maintenance hard surface flooring in every room of this carpet-free home. The west-facing backyard, complete with a large deck and gazebo, offers privacy with no rear neighbors, making it perfect for outdoor gatherings year-round. Enjoy a refreshing escape from the heat during warmer days and nights with the benefit of central air conditioning. The durable stucco exterior is ready to withstand Alberta's unpredictable weather, ensuring long-lasting protection for your home. A double attached garage provides a secure and warm space for your vehicles or toys throughout the year. Located just steps from Fish Creek Park, with Sikome Lake, shopping, restaurants, banks, and schools nearby, and with superb commute access to Deerfoot, Macleod and

14th Street, you truly can't say enough about this incredible location. Schedule your showing today!