

# \$839,900 - 7 Deercross Road Se, Calgary

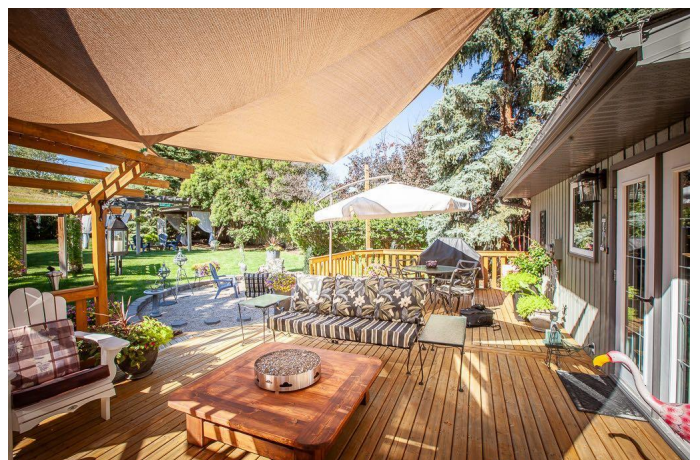
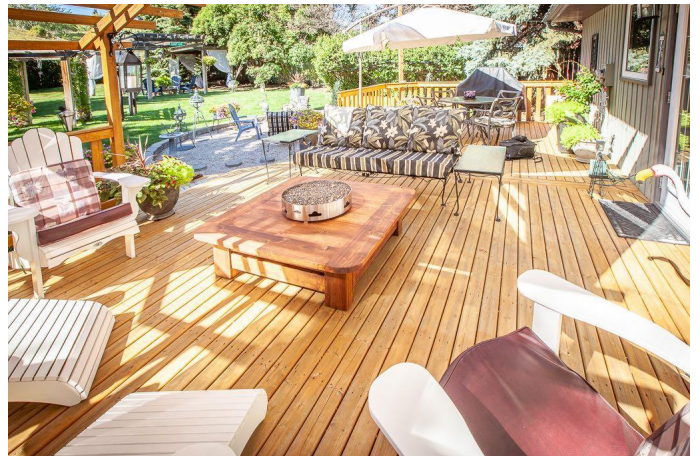
MLS® #A2200716

**\$839,900**

4 Bedroom, 3.00 Bathroom, 1,174 sqft  
Residential on 0.24 Acres

Deer Run, Calgary, Alberta

Welcome to your new move in ready 4 level split home on a ¼ acre (10566sq ft) property backing onto a green space steps away from Fish Creek Provincial Park. Beautifully landscaped lawn with mature trees, bushes, flower beds and hedges. Majestic wood Pergola/Gazebo structure (18' by 14') for intimate spot solitude, decorated with White curtains for shade. A standalone latticed Arbor (5' by 5') for climbing a Clematis. Large pressure treated (deck 452sq ft.) is the perfect spot to enjoy your back yard and entertain yourself or family and friends. Gatherings deck 452 sq ft designed for shade with wooden arbor screen plus Shade Sails on South side (16'x16' area) for chairs, coffee table and sofa and the other side for Dining (14'x14') with BBQ gas hookup. A large pea gravel fire pit area lined with brick with a circular brick wood burning fire pit in the centre. Twinkling light string across the deck to enhance those night time gatherings. (Fencing and structures are all pressure treated wood)That's the back yard (check out the pics). Beautifully styled home (2x6 walls) offering a 1950 sq ft living area with crawl space for storage (approx. 500 sq ft) and a double car garage (new insulated R12 door) with large driveway. 4 spacious bedrooms and 3 bathrooms. Family room and rec room. Step inside to the big and bright living and dining room with stunning solid oak floors. Enter the Kitchen and Breakfast nook with ceramic tile floors, plenty of cabinets and counter space for



your gourmet cooking. New bottom freezer fridge, high end Dacor glass stove top, built in oven and dishwasher with under cabinet lighting. Upstairs is a 4 piece main tiled bathroom and 3 bedrooms has durable laminate flooring. Main bedroom has an elegant 3 piece ensuite bathroom. A few stairs from the main floor to your cozy family room with real stone faced gas insert fireplace-perfect for creating lasting memories! Large 4th carpeted bedroom and 2 piece fibre floored bathroom is on this level along with 2 closets. A few more stairs the expansive lower-level recreation room provides endless possibilities. With its huge pie-shaped backyard, this property is an oasis for families seeking privacy and connection to nature. Don't miss out on this incredible opportunity-your perfect retreat awaits! Close to schools, Fish Creek Park and many services. Energy, health and safety features include a prog. thermostat, triple pain front bow window with cellular shades, upgraded REHAU windows throughout, R 40 attic insulation, 95% energy efficient furnace, Electronic air filter, R12 insulated ceiling with sound bar construction between basement and main floor, humidifier, water wise toilets, LED bulbs and fixtures inside and out, fans with timers, copper plumbing and electrical, updated smoke and CO detectors outside upper and family room bedrooms and basement, water wise faucets and shower fixtures (Kohler, Pfister, Delta, Grohe, Riobel)

Built in 1981

### **Essential Information**

MLS® #	A2200716
Price	\$839,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.24
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	7 Deercross Road Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6B9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
-------------------	------------------------

Lot Description	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Secluded
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.