

## 14 Deermeade Bay SE Calgary, Alberta

MLS # A2220319



# \$539,900

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Located in the established community of Deer Run, this four-level split duplex offers three bedrooms and two full bathrooms with 1,034 square feet of space above grade. All three bedrooms are on the upper level, including the primary bedroom with direct access to a private back balcony. The main floor features a wood-burning fireplace in the living room and a large bay window at the front of the home. Vinyl plank flooring runs throughout. On the third level, you'll find the laundry room, a 3-piece bathroom and additional living space with big windows and a built-in wet bar. The 4th level gives extra storage and access to the utility room. The furnace, hot water tank, water softener, and air conditioner were all replaced in 2020. There is no Poly B in the home. An oversized single detached garage sits at the back of the property and there are underground sprinklers in place. Conveniently located close to schools, playgrounds, and Fish Creek Park.