

# \$659,900 - 72 Deerpath Road Se, Calgary

MLS® #A2190177

**\$659,900**

5 Bedroom, 4.00 Bathroom, 1,585 sqft  
Residential on 0.11 Acres

Deer Ridge, Calgary, Alberta

This beautifully maintained two-story home in the coveted Deer Ridge community offers the perfect blend of comfort, style, and convenience. Boasting a generous 2,327 sq. ft. of living space, including 1,584 sq. ft. above grade, this property provides plenty of room for your family to grow. Located in a vibrant, sought-after neighborhood, you'll love being just moments away from shopping centers, schools, and an easy 2 km drive to the stunning Fish Creek Provincial Park. Plus, with Deerfoot Trail nearby, you'll have quick access to all areas of the city.

Step inside this charming home and you'll immediately notice the bright living room with a bay window, perfect for relaxing and entertaining. The spacious dining area flows seamlessly into the well-appointed kitchen with a cozy breakfast nook. The generous family room, featuring a beautiful fireplace, provides a warm and inviting space for gatherings. A convenient 2-piece bathroom and laundry area complete the main floor.

Upstairs, the master bedroom is your own personal retreat, with a 4-piece ensuite bathroom. Two additional generously sized bedrooms and a 4-piece bathroom round out the second floor. The newly developed basement with separate side entrance is an incredible bonus, featuring two bedrooms, living room, a full kitchen and dining area, a stylish 4-piece bathroom, and separate laundry.

With a high-efficiency furnace, a thoughtful



layout, and tasteful updates throughout, this home truly offers the best of family living. Don't miss your chance to see it for yourself—this one won't last long!

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190177    |
| Price          | \$659,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,585       |
| Acres          | 0.11        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 72 Deerpath Road Se |
| Subdivision | Deer Ridge          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2J 6K8             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Quartz Counters, See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Range, Gas Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Wood Burning                          |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden                       |
| Lot Description   | Back Yard, Landscaped, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 45                 |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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