

780-380-6207  
meghan@meghanrobinson.net

131 Deer Park Place SE  
Calgary, Alberta

MLS # A2242756



**\$879,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,715 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Level, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	EV Rough In		

\*Video Walk through Coming Soon\* Welcome to 131 Deer Park Place SE &ndash; a fully renovated masterpiece just steps away from FISH CREEK PARK! This modern, sun-soaked home boasts over 2,750 square feet of living space, 4 bedrooms, 3.5 bathrooms, and an array of high-end upgrades that make it truly one-of-a-kind. From the moment you step inside, you're greeted by a soaring 15-ft VAULTED CEILING LOFT and marble fireplace. A massive SOUTH-FACING picture window floods the home with natural light, making it a warm and inviting space to gather. The kitchen has been beautifully updated with two-toned cabinetry, quartz countertops, and a timeless subway tile backsplash, offering both style and function. The main level also features two spacious bedrooms and two full bathrooms, including a luxurious primary suite with a designer accent wall, sliding barn door, and a spa-like ensuite with a standalone shower and deep soaking tub. The lower level is a standout, offering a fully finished basement with a HOME GYM, two additional bedrooms, a full bathroom, and a stylish wet bar&mdash;a perfect bonus space for entertaining or extended family. The vaulted loft level overlooks the main living area and is a perfect home office or potential 5th bedroom, complete with a half bath. The upgrades don't stop inside&mdash;this home is equipped with SOLAR PANELS (25-year extended warranty) for energy efficiency, a BRAND-NEW ROOF, EV CHARGING hookup (just bring your own device), security cameras, customizable exterior LED lighting, AC, and Gutter Guards. The fully renovated interior and exterior (2021) mean you can move in worry-free. Best of all, there are NO HOA FEES! The outdoor space is just as impressive, with a large backyard backing onto a school and daycare for ultimate convenience. In the

summer, you can enjoy watching the Blue Jays playing in the backyard, adding to the natural charm of the setting. This home truly has it all—modern luxury, unbeatable location, and thoughtful upgrades throughout. Don't miss your chance to own this incredible property. Book your showing today!