

**32 Deermont Road SE**  
**Calgary, Alberta**

**MLS # A2166726**



**\$749,000**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

~~~A RARE FIND WITH ENDLESS POSSIBILITIES~~~ | FORMER ESTATES SHOW SUITE | 5 BED-3.5 BATH | 3,481 TOTAL SQFT | PRIVATE TREED 6,393 SQFT LOT | BRAND NEW ROOF | WEST-EAST EXPOSURE | WELCOME to this exquisite former show suite in Deer Ridge Estates. ===MAIN FLOOR=== As you enter, the open foyer shows off the striking vaulted ceilings and leads to a spacious living area designed with bright windows, hardwood floors, and featuring a striking copper hood fireplace. The home features a west-facing living room, sunny south-facing sunroom, and large dining room looking out to the backyard. At the heart of the home is a well-appointed kitchen featuring a movable island, stainless steel appliances, and an adjacent sitting bar. The back-facing family room is very large and features a stone wood-burning fireplace. The home has main floor laundry/mudroom complete with its own side entrance and a 2-piece powder room. ^^UPSTAIRS^^ You will find 4 generous bedrooms and 2 full baths, including a huge primary bedroom complete with balcony, 5-piece ensuite and excellent closet space. All bedrooms are large enough to fit a queen size bed. \_\_\_BASEMENT\_\_\_ Features an open rec room, a 3-piece bath, large 5th bedroom, and a spacious utility room with a workstation. There is plenty of storage throughout plus a handy cold room for even more storage. ---OUTSIDE--- The large 6,393 SQFT lot offers an enormous sunny deck, large trees, and plenty of green space. [[[THE COMMUNITY]]] Offers many K-9 schools, easy access to Fish Creek Park, playgrounds galore, and shopping at Deer Valley Centre. This is an amazing family home with incredible potential. It won't last long, so don't wait to book your private showing.