

**14 Deerview Heights SE**  
**Calgary, Alberta**

**MLS # A2184927**



**\$729,900**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE SAT JAN 11 (12-3pm) & SUN JAN 12 (2-4pm). Welcome to this enchanting 4-level split home, where charm and modern elegance blend seamlessly in the sought-after Deer Ridge community. Set on a large pie-shaped lot in a quiet cul-de-sac, this property offers the perfect combination of privacy and neighbourhood charm. With over 1,800 sq. ft. of developed space, this home is thoughtfully designed to cater to your every need. As you enter, you're greeted by a spacious main floor that features a versatile work-from-home office and a full 3 pc bath, offering the perfect setup for productivity and convenience. The heart of the home is the cozy wood-burning fireplace, perfect for gathering around on cool evenings or adding a touch of warmth to your celebrations. Moving up through the home, you'll find the updated kitchen, a true culinary haven. Outfitted with stainless steel appliances, sleek stone countertops, unique oversized copper sink, and ample space for your culinary adventures, it's a space that inspires creativity. The upper living room with its expansive SW facing windows, floods with natural sunlight, creating a warm and inviting atmosphere that's perfect for relaxing or entertaining. The upper levels offer 3 luxurious and private retreats for everyone in the family with will find an updated 4pc baths and 3pc primary ensuite. The newly finished basement, featuring fresh plush carpet, offers a versatile space that can be tailored to your family's needs—whether you envision a home gym, play area, home theater, or extra storage, it's ready to adapt to your lifestyle. Significant updates including a new furnace, air conditioning, large PVC deck (estimated 50 year life span - no resealing required) on your NE facing pie lot, triple pane windows, and a tankless water heater completed in 2022, ensure this home is move-in

ready. Meanwhile, the NE backing lot provides serene mornings and evenings, perfect for savouring coffee or a quiet moment in your backyard haven. Car enthusiasts and adventurers will delight in the oversized attached double car garage, with one side thoughtfully designed deeper to accommodate larger SUVs or trucks. This home is more than just a property; it's a lifestyle—a harmonious blend of comfort, style, and practicality. Nestled in a family-friendly cul-de-sac in a vibrant community with parks, schools, and amenities just moments away, this Deer Ridge gem is ready to welcome you home. Come and see why this home is the perfect place to start your next chapter.