

56 Deerview Place SE
Calgary, Alberta

MLS # A2227157



\$629,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Lawn, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Wet Bar		

Inclusions: shed, vacuum system & attachments

OPEN HOUSE SAT JUNE 7 1-4 PRIME LOCATION facing Yellowslide Park & playground w/Tennis, Pickleball & Soccer field, located on fabulous Cul-de-sac. 1352 Sq Ft Bungalow w/attached garage. Sunny SOUTH facing Great room, featuring a cozy Brick faced fireplace, blending seamlessly to the WEST facing dining area and boasting ABUNDANT NATURAL LIGHT. Well designed plan provides plenty of room for entertainment with family & friend. Beautiful Gleaming Hardwood Flooring. LARGE COUNTRY KITCHEN. Three generous bedrooms up, Primary with 3pc Ensuite & Walk-in Closet. 4pc Main bathroom. Back door entry. Developed Basement w/large family room, wet bar with Franklin Style Wood Burning Stove/FP, two dens (windows not egress for bedrooms) w/ walk-in closets, 3pc Bathroom. Beautiful Enjoy your morning coffee on the SOUTH facing Deck overlooking the park. Copper piping, Furnace 2012, Hot Water Tank 2023. Private backyard with lots of trees, concrete patio, grassy area, parking pad & paved alley, shed at the back. Walking distance to Don Bosco & Wilma Hansen school & close to natures own "Fish Creek Park". Easy access to major arteries. Walking & biking paths, bus, grocery store, strip mall all close by. Strong community assoc. Enjoy movie night at Yellowslide Park with hotdogs!. Non smoking, well cared for home which could be enhanced with some additional updates but shows very nicely.