

**92 Deermeade Road SE**  
**Calgary, Alberta**

**MLS # A2271378**



**\$859,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Deer Run               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,065 sq.ft.           | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |                                                                                                                                                                                  |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Shingle                                                                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding                                                                                                                                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | hot tub                                                                                                                                                                          |                   |      |

\*\*\* OPEN HOUSE NOV 29TH & 30TH 1PM - 3PM \*\*\* WELCOME HOME!!!! Perfectly positioned at the quiet end of Deer Run and just steps from the Bow River and the endless trails of Fish Creek&mdash;Canada&rsquo;s largest provincial park&mdash;this COMPLETELY RENOVATED luxury home is truly exceptional. Every inch has been thoughtfully redesigned for effortless, elevated living. A grand entrance with vaulted ceilings and a custom staircase sets the tone. The main floor offers two inviting family rooms, a charming formal dining space, and a chef-inspired kitchen with expansive counters, a large breakfast bar, and premium finishes. With four bedrooms&mdash;including three upstairs&mdash;the home is ideal for families. The oversized primary suite features a custom walk-in closet and a serene, spa-like ensuite. The fully finished basement adds impressive versatility, complete with a full wet bar and generous recreation spaces for movies, games, or entertaining. Outside, enjoy a large private backyard with a deck, hot tub, shed, and plenty of space to unwind. With brand-new windows, updated electrical and plumbing, and a fully reimagined interior, this home offers luxury paired with total peace of mind. Steps from the Bow River, miles of running, biking, and hiking trails, and close to a top-rated school, community amenities, and easy Deerfoot access&mdash;this is an extraordinary home in an unmatched location.