

168 Deermont Way SE
Calgary, Alberta

MLS # A2246220



\$624,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: n/a

Welcome to Deer Ridge, a beloved family-friendly community known for its expansive green spaces, large mature lots, and easy access to Fish Creek Park. This 4-bedroom, 2-storey home sits on a generous lot facing a longtime greenspace that hosts an outdoor hockey rink and a community garden. It's just a short walk to two schools—Don Bosco Elementary and Wilma Hansen Jr. High—making it a perfect setting for growing families. Inside, you'll find a long list of updates and improvements designed for comfort and durability. Exterior upgrades include hardy board siding on the front, new downspouts, soffit and fascia, and fresh outdoor lighting. A new cedar garage door veneer adds curb appeal. The interior shines with newly refinished main floor hardwoods, new modern baseboards and casings, new carpet on the stairs and upper level, and new laminate flooring in the basement. All interior doors and closet doors are brand new, and lighting fixtures have been updated throughout. The upper-level 4-piece bath has extensive updates, including vinyl plank flooring, fresh tile, and more. Practical touches include new toilets, a new hot water tank, and recently updated kitchen appliances—the dishwasher and fridge are just one year old, and the stove is two years old. The front and back doors have been updated for style and energy efficiency. All of the windows have been updated, with the exception of the main floor living room windows and basement windows. The roof shingles are only seven years old, with plenty of life left. The large backyard, with new fence on 2/3 sides, is a serene retreat with mature trees, a pear tree and an apple tree, a rear deck, 2 storage sheds, a play house with a slide for kids and a double RV gate off the paved alley—perfect for family gatherings, kids' adventures, and hobby storage. If

you're seeking a warm, move-in-ready home in a community that blends space, nature, and everyday convenience, this is it. Schedule a tour and start making memories in Deer Ridge.