

35, 14736 Deerfield Drive SE  
Calgary, Alberta

MLS # A2285978



**\$409,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	741 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Guest, On Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Exhaust Fan, Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	Small freezer in basement, storage shed on deck, metal storage in basement		

What a fantastic opportunity to own a BUNGALOW-STYLE town home with AIR Conditioning complete with deck and backing on to a HUGE GREEN SPACE. This CORNER UNIT is meticulously maintained and freshly painted. Main floor has bamboo flooring and has been opened so that you can enjoy the open concept plan including a living room, kitchen and dining area leading to a fenced in private deck. Fabulous kitchen with granite counters and a full complement of stainless appliances including a gas cook top and a new electric wall oven. Room to sit up to the counter on the peninsula style center island. The main floor has a primary and second bedroom with an updated bathroom with a large step in shower. Basement has a finished rec room and a large storage and laundry area. Deerfield Village is well managed and is a HIDDEN GEM tucked away from the hustle and bustle. This complex is situated close to nature & recreation (Fish Creek Park, Bow River, Sikome Lake and easy access to 80kms of hike/bike trails, parks, walking paths and wildlife). Close to all amenities (Deer Valley Shopping Center, active local community association with frequent events, parks, ice rinks & schools. Quick and easy access Bow Bottom Trail, Deerfoot & Stoney Trails. LOW CONDO FEES.