

**44 Deerbrook Crescent SE  
Calgary, Alberta**

**MLS # A2296335**



**\$969,000**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,188 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

**Inclusions:** Basement fridge and freezer, vacuum canister, outdoor garden sink table

Welcome to this beautifully maintained and extensively updated home backing directly onto the natural beauty of Fish Creek Provincial Park in the Estates of Deer Run—offering a rare blend of privacy, space, and everyday connection to nature. With pathways just steps from your backyard, a 10 min walk to the Bow River enjoy an exceptional outdoor lifestyle in one of Calgary’s most sought-after settings. From the moment you arrive, the homes curb appeal stands out with vinyl siding, stone accents, and a double attached 22x22 insulated and drywalled garage. Inside, a vaulted front entry creates a bright and welcoming introduction, leading into a main floor finished with rich engineered hardwood flooring throughout the home. The front living room features a large bay window that fills the space with natural light, while the adjacent dining room is perfect for hosting. The updated kitchen (2016) is the heart of the home, showcasing white Legacy cabinetry with soft-close features and pull-outs, granite countertops, tiled backsplash, under-mount sil granite sink, and a KitchenAid appliance package including a French door fridge, dishwasher, and slide-in dual oven. A sunny breakfast nook overlooks the backyard with direct access to the deck. The sunken family room offers a cozy retreat with gas fireplace, &nbsp;a wet bar with granite countertop—ideal for entertaining and a convenient patio door to your outdoor deck. A private office with original storage built-ins, a 2-piece bathroom, and a functional mudroom/laundry area off the garage complete the main floor. Upstairs features three spacious bedrooms, including a large rear primary retreat with engineered flooring, gas fireplace with stone surround, tinted patio doors to a private upper Dura deck to sit back and enjoy your views. Dual walk-through closets lead to the refreshed 3-piece en-suite

bath. Two front facing kid's bedrooms offer ample space and sliding door closets which are located beside the upper 4-piece bathroom. Both bathrooms were updated in 2017 including composite marble countertops, skylights, modern vanities, and tiled surrounds. The developed basement adds versatility with a large recreation room featuring built-in bookcases, a second wet bar, a full 3-piece bathroom, and extensive storage. Step outside to your private backyard oasis backing onto Fish Creek Park. Enjoy the two-tier composite Trex deck with glass railing, natural gas hookup, and garden sink—perfect for outdoor living. Multiple access points create seamless indoor-outdoor flow, while pathways connect you directly to the park. Additional features include asphalt shingles (2015), vinyl windows, no Poly-B plumbing, no aluminum wiring, central vacuum, and a dual-zone forced air system. A rare opportunity to own a spacious, upgraded home in an unbeatable location—don't miss out!