

# \$539,900 - 107 Deer Ridge Way Se, Calgary

MLS® #A2199515

**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,192 sqft

Residential on 0.09 Acres

Deer Ridge, Calgary, Alberta

Welcome to this charming 4 level split home featuring 4 bedrooms, 2 bathrooms, a lovely backyard with garden & deck, and is situated in the great neighbourhood of Deer Ridge! The location of this home is prime with easy access to excellent schools, parks, shopping centres, restaurants, and the natural beauty of Fish Creek Park. Just inside the home, you have a closet off the entry, perfect for tucking away outerwear. The living room/dining room spaces are open concept and very bright, with large windows overlooking the front yard. As you head into the kitchen, the ceiling gets higher, creating a very spacious, open feel. The kitchen is practical and elegant with plenty of dark wooden cabinetry & counter space, a good size pantry, butcher block kitchen island w/ breakfast bar seating and SS appliances including a Maytag fridge, electric stove, OTR microwave & built in dishwasher. A bay window with built-in plant hanger & patio door leading onto rear deck, nicely compliment the kitchen. Heading upstairs, you have 3 bedrooms, 1 large primary with lots of closet space & 5 pc ensuite (tub/shower combo + dual sink vanity), and 2 additional great sized bedrooms, each with large windows and closets. A shared 4 pc bathroom with tub/shower combo nicely finishes the upper level. Heading downstairs, the first lower level offers a large 4th bedroom & large family room, great for entertaining or family movie nights. Additional storage is also offered on this level. The second lower level is



customizable to your liking with plenty of space & washer/dryer located here. This home boasts a large lot (4,111 sqft) and a unique backyard with a raised deck, built-in gazebo for BBQ area, garden and storage shed! Also around the corner is a kids play park, great for summer fun! This home is a rare gem - don't miss out and come view today!

Built in 1980

### Essential Information

MLS® #	A2199515
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	107 Deer Ridge Way Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5Y7

### Amenities

Parking Spaces	2
Parking	None

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage
-------------------	--

Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	31
Zoning	R-CG

### **Listing Details**

Listing Office	Associates Real Estate
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.