

# \$599,000 - 195 Deerbow Circle Se, Calgary

MLS® #A2211075

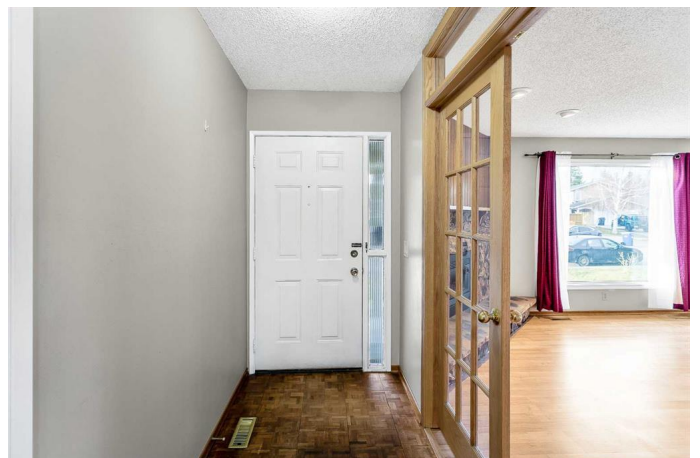
**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,886 sqft

Residential on 0.10 Acres

Deer Run, Calgary, Alberta

Welcome to one of the largest homes available in the highly sought-after community of Deer Run. Ideally located on a quiet cul-de-sac, this beautifully maintained property boasts exceptional curb appeal and offers the perfect blend of space, comfort, and convenience—just a short walk to the natural beauty of Fish Creek Park. Step inside to a warm and inviting main floor that features a bright kitchen, a cozy living room, a convenient two-piece bathroom, and a spacious formal dining room that's perfect for hosting family dinners and special occasions. The family room is anchored by a stunning stone fireplace, offering the ideal spot to relax and unwind on cold winter evenings. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite designed for comfort and privacy. The fully developed lower level provides even more living space, complete with a built-in bar, ideal for entertaining or relaxing with friends and family. The backyard is made for outdoor living, with a large deck that's perfect for summer barbecues and gatherings. The property is fully fenced, making it ideal for children and pets, and includes an attached single-car garage for added convenience. This home has seen several key updates in recent years, including new shingles in June 2020, upgraded attic insulation in August 2020, a full exterior repaint in September 2020, a new front window and back corner room window in October 2020, a new furnace installed in



October 2021, and a new patio door added in the fall of 2022. Don't miss this rare opportunity to own a spacious, well-cared-for home in a prime location close to parks, schools, and all amenities. One of Deer Run's key advantages is its close proximity to Deerfoot Trail (Highway 2), one of Calgary's major north-south arteries. This provides residents with quick and convenient access to downtown Calgary, the airport, and other key areas of the city. Whether you're commuting for work, heading out for a weekend getaway, or running daily errands, living near Deerfoot Trail means less time on the road and more time enjoying life at home.

Built in 1981

**Essential Information**

MLS® #	A2211075
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,886
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	195 Deerbow Circle Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6J1

## Amenities

Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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