



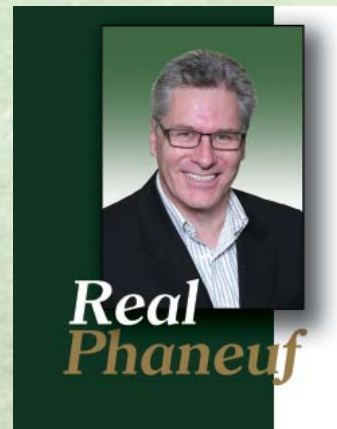
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*The gorgeous hardwood flooring newly installed and found in the kitchen and eating area.*

*Welcome to  
56 Deercrest Way S.E*



**403-249-4322**

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## Overview

Set a new standard of living in this wonderful family home nestled in heart of Deer Ridge, a highly desirable community. The home offers a superior location, on a whisper quiet street, within steps to the coveted Fish Creek Park. One of the best aspects of this home is the design, center hall floor plan; and a two storey split measuring 1992 square feet. The windows are large and numerous allowing lots of natural light to flow into the home. All three levels are developed with four bedrooms on the upper level; two family rooms one on the main floor the other on the lower level; a formal living room and dining room that are spacious; perfect rooms to entertain in ease. The upgrades are significant, including, new flooring of ceramic tile at the foyer, hardwood in the kitchen and nook and all new carpeting in the family room, living room, dining room; on the staircase and all four bedrooms. Equally important but less obvious to the eye is the newer doors including the double French door in the family room and the majority of windows have been replaced. Never run out of water with dual water tanks, and ultimate temperature control with dual furnaces.

Deer Ridge is a fantastic community bordering Fish Creek Park, Sicome Lake nearby and easy access to major thoroughfares makes commuting to the downtown core a breeze.

## Kitchen & Nook

Meal preparation is a breeze in this functional "U-Shaped" kitchen. The gorgeous hardwood flooring newly installed and found in the kitchen and eating area. The counter-tops have ample working areas offering comfort and convenience; all of this surrounded by an abundance of cabinetry, making meal preparation and clean-up a breeze. The kitchen is bright and cheery; flooded with natural light from the numerous large windows including a bay window in the nook. The nook is large enough to host a sizable table for your more casual meals.

## Family Room

This room is brimming with a variety of focal points; the wood burning fireplace surrounded by thin slabs of stone, and built-in shelving on both sides. The openness to the nook and kitchen from this room, invites your guests relax in this area while visiting with you as you put the finishing touches to that special meal. The newer double French doors opening onto an enormous deck, and further into the backyard...relax beside the pond listening to the waterfall...very soothing.

## Formal Dining & Living Room

Upon entering, you will immediately notice a house with an entrance hall, large and welcoming. This lovely home has a spacious appeal, large enough for your finest furnishings. The formal living room to the front of the home has a large south facing bay window flooding this room with light, and directly across the foyer double French doors welcoming you to the dining room; both rooms graced by crown molding at the ceiling.. The dining room ensures easy entertainment for family and friends...and view no pots and pans from the separate dining area.

## Bedrooms = 4

Four bedrooms on the upper level...very rare! We know you will be pleased with the generous size of all the bedrooms. The master bedroom is especially appealing with its spaciousness, and a bay window creating even greater size. The en-suite offers a jetted tub and a separate stand-up shower. Also on this level is a 4-piece bath.

## Fully Finished Lower Level

The basement has a large lower family room and is large enough to also have a computer area without compromising the size of the television area. The wet bar permits easy entertainment tucked away from the main area of the house to enjoy those movies...home town games...or for the teenager of the house, you decide. We also offer the convenience of a two-piece bath on this lower level.

## Conclusion

This spacious family home is perfect for the large family with all levels developed and a desirable floor plan and all the upgrades makes this home hard to beat. We also have well established schools, easy access to major thoroughfares, minutes to the downtown core, and numerous shopping opportunities.

**For more information and pictures you should view my website at [www.calgaryconnection.com](http://www.calgaryconnection.com) or contact Real Phaneuf at 403-249-4322.**