

Agents:

REAL PHANEUF

Status: **Active**
Occupancy: **Seller**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
mail: rphaneuf@rlfoothills.com

Rooms: **9**
Bedrooms: **4**
Bathrooms: **2-4Pc, 2-2 Pc**
Taxes: **(09) \$2417**
Possession: **10 Days or Negotiable**

Address:

56 Deercrest Way S.E.

District: **Deer Ridge**
Number: **D265**
Plan **7811171** Block **8** Lot **32**

Home Size: 1992 sq. ft. 185 sq. m.	Floor Finish: Hardwood, Carpet, Tile	Price: \$525,000
Age: 1979	Heat: 2-Forced Air	Dwnpmt: \$525,000
Lot: R-C1	Landscaped: Fully	Mortgage: Treat as Clear
Style: 2-Storey Split	Fenced: Yes	Interest: Title
Parking: Dble Attached	Fireplace: 2-Wood	Matures:
Ext. Finish: Wood	Basement: Fully Finished	L.I.:

Dining Room: (M) 12'2" x 11'6"	Master Bedroom: (U) 13' x 15'
Living Room: (M) 13' x 16'2"	Bedroom: (U) 9'10" x 9'10"
Family Room: (M) 15'9" x 12'3"	Bedroom: (U) 9'10" x 10'5"
Kitchen: (M) 8'10" x 12'3"	Bedroom: (U) 10'5" x 11'6"
Kitchen Nook: (M) 7'6" x 12'3"	Rec. Room: (L) 25' x 12'
	Bathrooms: 4 piece en-suite, 4 piece upper, 2piece main & lower

Included in Price: Fridge, Stove, Built-in Dishwasher, All Window Coverings and Attachments, Garage Door Opener and Two controls, Washer, Dryer, Deep Freezer, Microwave Oven, Hoodfan, 1 Ceiling fan, shed

Highlights & Special Features: *Substantially renovated! 4 Bedrooms! All new flooring including hardwood, new carpeting and ceramic tile throughout the main and upper floors. This lovely family home is designed in a centre staircase plan and offers a formal living room, dining room and to the rear of the home a large family room kitchen and nook. We have double French doors accessing dining room and double French patio doors in the family room accessing the large deck and backyard. All four bedrooms are spacious, with a master bedroom with a bay window and a four-piece en-suite. The lower level is developed with an enormous recreation room, entertainment area and two-piece bath. All exterior doors have been replaced as have the majority of the windows. Never run out of water with dual water tanks, and ultimate temperature control with dual furnaces. This lovely family home is steps from Fish Creek Park, and is well worth a look. To view a virtual tour, further information go to: www.calgaryconnection.com or contact Real Phaneuf at 249-4322.*