

# \$759,900 - 44 Deermont Road Se, Calgary

MLS® #A2222044

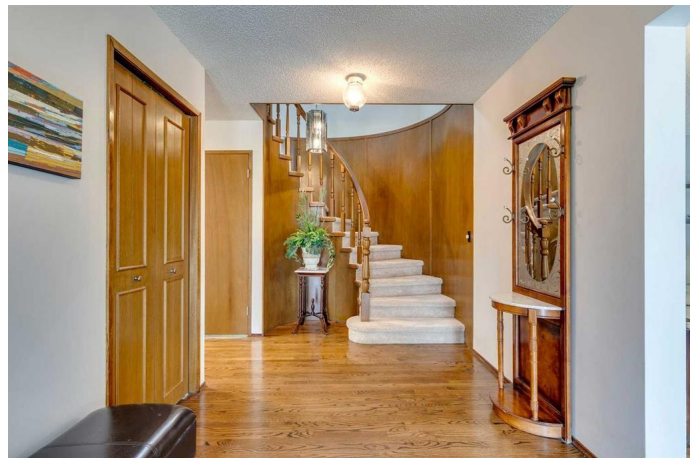
## \$759,900

4 Bedroom, 4.00 Bathroom, 2,286 sqft

Residential on 0.13 Acres

Deer Ridge, Calgary, Alberta

Welcome to this spacious and well-maintained two-storey home, offered for the first time by the original owner and built by Clarendon Homes. Nestled in a quiet estate location in desirable Deer Ridge, this classic property features a grand front entry with a beautiful curved staircase, setting the tone for the warmth and charm found throughout the home. The main floor offers an inviting and functional layout, including a cozy living room with large bay windows, a formal dining area perfect for entertaining, and a bright kitchen with a lovely view of the backyard. Enjoy evenings in the warm, wood-panelled family room, or unwind downstairs in the fully developed lower level complete with a wet bar, fireplace, flex room, and kitchenette—ideal for guests, teens, or multi-generational living. Upstairs, the home continues to impress with 4 generously sized bedrooms and a practical layout that's perfect for a growing family. Additional highlights include hardwood floors, updated lighting, and ample storage throughout. Located just minutes from Fish Creek Provincial Park, this home is a haven for outdoor enthusiasts. The community offers an exceptional lifestyle with access to scenic walking and biking trails, two elementary schools nearby, and fantastic recreational amenities including an outdoor hockey rink and pleasure skating area. Commuters will appreciate the quick access to both Deerfoot and MacLeod Trail, while everyday conveniences are just around the corner with



shopping, grocery stores, Starbucks, and restaurants all within a 5-minute drive. This is an incredible opportunity to own a lovingly cared-for home in one of Calgary's most established and family-friendly neighbourhoods.

Built in 1980

**Essential Information**

MLS® #	A2222044
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,286
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	44 Deermont Road Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5T5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bookcases, Central Vacuum, Double Vanity, Soaking Tub, Storage
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Appliances	Dishwasher, Dryer, Electric Range Hood, Refrigerator, W
Heating	Fireplace(s), Forced Air, Natu
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Rec
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Si
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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