

# \$649,900 - 381 Deerview Drive Se, Calgary

MLS® #A2207457

**\$649,900**

3 Bedroom, 2.00 Bathroom, 2,275 sqft

Residential on 0.12 Acres

Deer Ridge, Calgary, Alberta

**\*\*Open House Saturday, April 19th 12-2PM\*\***

**MOUNTAIN VIEWS | VAULTED CEILINGS |**  
**2,275 sq ft ABOVE GRADE |** This well-maintained, large 2,275 sq ft home boasts breathtaking MOUNTAIN VIEWS and is located in a highly desirable location of Deer Ridge, steps from the yellow slide park and the green belt. As you enter this stunning home, you'll immediately appreciate the expansive front entryway and the grand feel created by the soaring vaulted ceilings, two-storey windows, and skylights. The open-concept lofted bonus room overlooks the formal dining and living rooms, adding to the home's airy and spacious atmosphere. The bright and sunny kitchen offers plenty of cupboard and counter space, along with a large eat-in nook—perfect for family meals or your morning coffee. The main floor also includes a sunken area with laundry, a full bathroom, a generously sized bedroom, and a spacious family room complete with a cozy fireplace. Step out onto the covered deck, where you can enjoy stunning west-facing mountain views. Upstairs, the home offers a versatile bonus room that could easily be converted into a 4th bedroom. The luxurious king-sized primary suite includes a spacious 5-piece ensuite, his and hers closets, and a private balcony with panoramic mountain views. The second bedroom on this level is well-appointed with mountain views. The fully finished lower level features a recreational area and a flexible office/flex room—ideal for



work or play. Notable updates include a roof replacement (2010), Lennox furnace (2012), and many windows replaced (2015). Deer Ridge is a hidden gem, located close to Fish Creek Park, offering over 100 kilometers of paved and unpaved trails for hiking, biking, cross-country skiing, and more. Enjoy activities like picnicking, swimming, fishing, and wildlife watching, or visit nearby Sikome Lake and local eateries such as Annie's, Bow Valley Restaurant, and the popular ice cream stand. With easy access to transportation, schools, playgrounds, shopping, and major routes like Deerfoot Trail and MacLeod Trail, everything you need is just minutes away. The Deer Ridge community also provides nearby elementary and junior high schools, as well as local amenities like No Frills, Co-op, Starbucks, McDonald's, and the new Crunch Fitness. Don't miss out on this incredible opportunity to own a home in one of Calgary's most sought-after communities. Schedule your private showing today!

Built in 1986

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2207457       |
| Price          | \$649,900      |
| Bedrooms       | 3              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 2,275          |
| Acres          | 0.12           |
| Year Built     | 1986           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 381 Deerview Drive Se |
| Subdivision | Deer Ridge            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J 6X2               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Laminate Counters, Skylight(s), Vaulted Ceiling(s)                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                   |
| Fireplaces        | Family Room, Living Room, Stone, Wood Burning                                                                       |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Lane, Rectangular Lot     |
| Roof              | Asphalt Shingle                |
| Construction      | Stone, Wood Frame, Wood Siding |
| Foundation        | Wood                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 15              |
| Zoning         | M-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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