

# \$699,000 - 12 Deerbrook Bay Se, Calgary

MLS® #A2254781

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,815 sqft  
Residential on 0.17 Acres

Deer Run, Calgary, Alberta

Welcome to this one-of-a-kind family home tucked away on a quiet bay in the highly desirable community of Deer Run—just steps from Fish Creek Park! Offering over 1,800 sq ft above grade, this charming 2 Storey Split combines character, function, and thoughtful updates throughout.

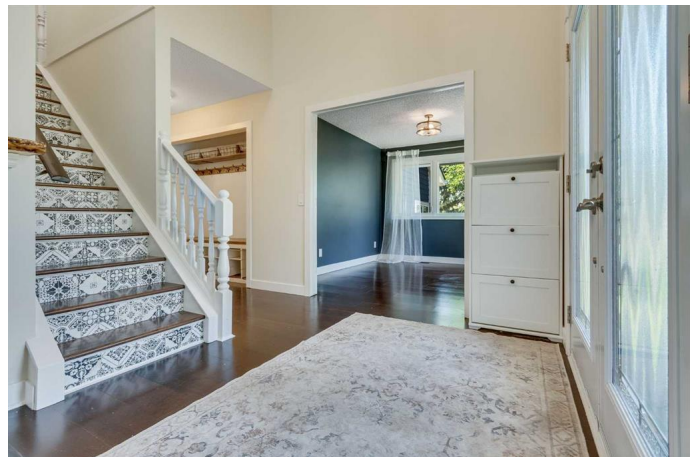
Step inside to an open entry with soaring vaulted ceilings and skylight filling the sunken living room with natural light. An open doorway leads to a versatile front office or sunroom, while the formal dining room is the perfect spot for gatherings. The bright kitchen with eating nook overlooks the cozy family room with updated fireplace and mantle, and provides direct access to the expansive deck and wide pie-shaped backyard —ideal for entertaining.

Upstairs, you'll find 3 bedrooms, including a spacious primary retreat with a 4-piece ensuite, private balcony, and unique shuttered opening overlooking the living room. The partially finished basement offers additional space with a 4th room/den, rec area, and bathroom, along with plenty of storage space. In total, the home offers 3.5 bathrooms.

Recent renovations and upgrades include:

Freshly painted throughout

Kitchen cabinets replaced



Hardwood treads on stairs

All windows replaced (2015)

Roof replaced (2013)

Deck replaced (2018)

Fireplace tile & mantle updated

Toilets & vanities refreshed

Hot water tank (2021)

Nearly all flooring is engineered hardwood, making it both stylish and allergy-friendly.

#### Community Highlights:

Deer Run is one of Calgary's hidden gems"bordering Fish Creek Park, which offers endless outdoor recreation including paved/unpaved trails, Sikome Lake, fishing, hiking, biking, and wildlife viewing. Residents enjoy nearby schools, playgrounds, tennis courts, shopping, restaurants, and easy transit access. It's a true family-oriented community with a small-town feel, yet minutes from major routes for a quick commute.

Don't miss this incredible opportunity to own a home with character, space, and a location that can't be beat!

Built in 1981

#### Essential Information

MLS® #	A2254781
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,815
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	12 Deerbrook Bay Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J5Z8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Natural Woodwork, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Mixed, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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