

# \$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.

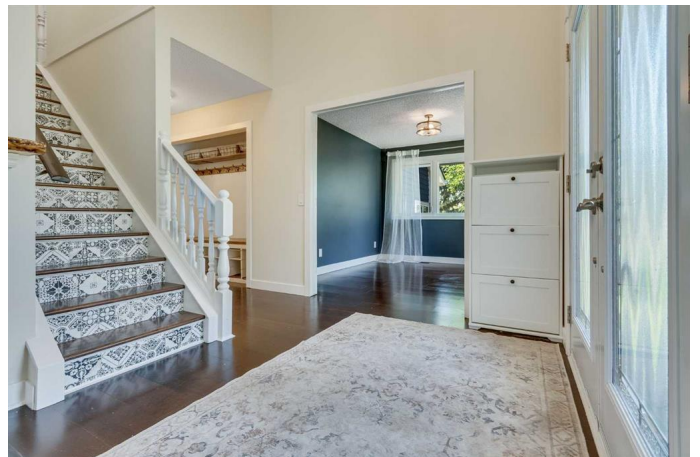
Step inside to an open entry with soaring vaulted ceilings and skylight filling the sunken living room with natural light. An open doorway leads to a versatile front office or sunroom, while the formal dining room is the perfect spot for gatherings. The bright kitchen with eating nook overlooks the cozy 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, Wood Burning, Mixed                                                          |
| 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 | 34                   |
| Zoning         | R-CG                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.