

# \$1,124,000 - 23 Deerbrook Road Se, Calgary

MLS® #A2245538

**\$1,124,000**

6 Bedroom, 5.00 Bathroom, 2,469 sqft

Residential on 0.15 Acres

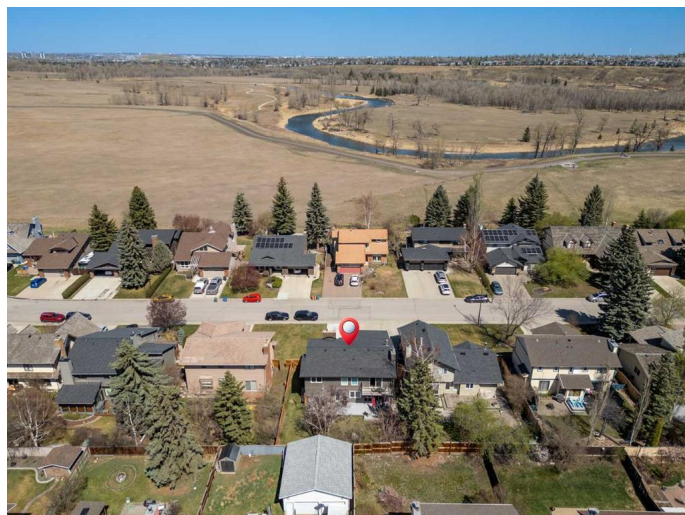
Deer Run, Calgary, Alberta

One-of-a-Kind Luxury Estate Home in Deer Run | 6 Beds + 4.5 Baths | Legal Suite | 5-Car Parking

Welcome to this fully redesigned, show-stopping estate home located in one of Calgary's most coveted communities—just steps from Fish Creek Provincial Park. Offering unmatched versatility and upscale finishes, this rare 6-bedroom, 4.5-bathroom property features over 3,500 sq ft of meticulously renovated living space, including a fully legal 2-bedroom, 2-bathroom basement suite with its own private entrance, dedicated walkway, and poured concrete driveway pad.

Inside the main residence, you'll find two expansive master bedrooms with private ensuites, along with two generously sized secondary bedrooms. The home includes four full bathrooms and a convenient guest powder room. Three fully separate laundry zones—on each level—ensure effortless functionality for large or multi-generational families.

Throughout the home, you'll appreciate the refinished hardwood floors, new ceramic tile, all new Lux windows, and custom soft-close cabinetry with new granite countertops on every level. The comfort of the home is elevated by brand new HVAC equipment including central air conditioning, two high-efficiency furnaces, and an on-demand hot water system. A gas insert fireplace (Heat



& Glo) in the family room adds warmth and charm, while an additional electric fireplace enhances secondary living areas. Exterior upgrades include a new roof (2018), updated fencing, and professional landscaping.

The main kitchen is a chef's dream, appointed with commercial-grade stainless steel appliances including a Frigidaire Pro Series fridge/freezer and dishwasher, a KitchenAid convection wall oven, Panasonic Genius 1200W microwave, and an 8-burner Forno gas cooktop with fan hood. A coffee bar with a GE stainless steel fridge completes the setup for effortless entertaining.

The self-contained legal suite mirrors the quality of the main home, featuring two spacious bedrooms, two full baths, a Whirlpool stainless steel fridge, Frigidaire stove and microwave, GE stainless steel tub dishwasher, and a separate stackable Whirlpool washer/dryer. An electric fireplace (#RFH-6001LC / RFH-6801LC) brings a cozy touch to the living space.

Outside, you'll find an incredible 5-car off-street parking configuration, a rare and highly desirable feature in this area. The double garage includes a second Frigidaire Pro Series fridge for added utility. Located in the exclusive enclave of Deer Run Estates, this home offers walkable access to Fish Creek Provincial Park and is minutes from schools, shopping, and major commuter routes.

This home is truly one of a kind in Calgary's south—there are no comparables offering this level of finish, flexibility, and income potential. Whether you're a multigenerational family, investor, or executive looking for turnkey luxury, this estate delivers.

Book your private showing today. Homes like this donâ€™t come around twice.

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245538    |
| Price          | \$1,124,000 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,469       |
| Acres          | 0.15        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 23 Deerbrook Road Se |
| Subdivision | Deer Run             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2J6G5               |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 5                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Gas Cooktop, Gas Stove, Microwave, Stove(s) |
| Heating           | Central, Fireplace(s), Natural Gas                                             |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | Sep. HVAC Units                       |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Fire Pit                 |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame, Wood Siding           |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 67               |
| Zoning         | R-C1             |

## Listing Details

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

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