

# \$1,050,000 - 113 Whitetail Place, Shaughnessy

MLS® #A2215852

**\$1,050,000**

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 1.00 Acres

NONE, Shaughnessy, Alberta

Welcome to Deer Run Estates - a serene community only minutes from Lethbridge that offers quiet acreage living and gorgeous, custom homes. This 1,733 sq/ft bungalow was built with an incredible attention to detail - from an ICF foundation (all the way to the roofline!), additional footings, raw edge wood throughout, high wind roof shingles, insulated garage doors and that's just the beginning! There is plentiful parking as you approach this 1 acre property with a triple attached, heated garage (with 16' x 8' and 10' x 10' overhead doors) big enough for boat storage! There's a cozy front porch enclosed with cedar planking and stepping inside you'll be wowed from the vaulted ceilings! An open concept living, dining and kitchen area are highlighted by the energy-efficient wood burning stove, an 8' live edge maple slab island and great views to the backyard. The kitchen is adorned with custom lighting and high end stainless steel appliances including a gas range! Down the hall there is a formal dining area that can be used as a flex space or even converted to a bedroom! The primary suite offers south-east views, a well sized walk-in closet and 4 piece ensuite. Continuing down the hall there's a 2 piece bathroom, office and laundry room/mud room that connects with the garage. Heading downstairs there's a walk-out family room to the gravel patio, 2 bedrooms (one with walk-in closet), 3 piece bathroom with built-in sauna, hobby room, cold storage room and you guessed it, more storage! The backyard was



fully landscaped with 42 trees (apple, cherry, fir), strawberry and raspberry bushes, raised garden beds, a gardening shed, fire pit, and more. This tranquil backyard offers those with a green thumb a way to produce a TON of your own fruits and vegetables and still have room to host the whole family!

Built in 2021

### **Essential Information**

MLS® #	A2215852
Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	1.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	113 Whitetail Place
Subdivision	NONE
City	Shaughnessy
County	Lethbridge County
Province	Alberta
Postal Code	T0K 2A0

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings,
-------------------	--

	Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	April 30th, 2025
Days on Market	63
Zoning	Residential

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.