



THE
A-TEAM

**RE/MAX
FIRST**

88 SOMERGLEN Common, Calgary T2Y 4A3

MLS® #: **A2109630**

Area: **Somerset**

Listing Date: **02/27/24**

List Price: **\$949,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,262 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,242**
Low Sqft:
Ttl Sqft: **1,242**

DOM

82
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction:
Cement Fiber Board
Flooring:
Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Electric Water Heater, Garage Control(s), Microwave, Oven, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7' 5" x 9' 7"
4pc Bathroom	Main	4' 11" x 9' 1"
Living Room	Main	11' 5" x 14' 1"
Laundry	Main	7' 5" x 4' 0"
4pc Ensuite bath	Main	4' 11" x 8' 1"
Kitchenette	Basement	9' 3" x 14' 9"
Game Room	Basement	14' 6" x 12' 9"

Room	Level	Dimensions
Bedroom	Main	9' 0" x 11' 0"
Bedroom	Main	9' 0" x 9' 6"
Kitchen	Main	10' 2" x 14' 1"
Bedroom - Primary	Main	12' 4" x 12' 6"
Dining Room	Main	11' 3" x 11' 9"
Den	Basement	8' 5" x 8' 5"
Bedroom	Basement	11' 2" x 10' 4"

4pc Bathroom Laundry	Basement Basement	5`11" x 10`4" 5`6" x 8`4"	Office Legal/Tax/Financial	Basement	8`11" x 8`9"
<hr/>					
Title: Fee Simple		Zoning: R-C1			
Legal Desc:	0010044		Remarks		
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Pub Rmks:	OVER 2300 SQFT OF LIVING SPACE!!! UPGRADES, UPGRADES, UPGRADES! This home has been fully renovated and upgraded and includes some of the highest end features you will find, including an all new furnace, hot water tank, new flooring, new kitchen and appliances, new motorized blinds, new windows, a high end rubber roof, fully new exterior including garage doors, fully finished heated garage with rubber flooring, and the most immaculate landscaping ever, which was designed to be fully lock and leave and maintenance free (the grass looks real but is actually high end turf!). There is also a sleek custom shed on the side of the home for additional storage, to top off all of these amazing features, the home is located on a quiet dead end street and backs a small green belt! If you want a truly special lock and leave home with minimal stairs and an estate like floorplan this is it!				
Inclusions:	None				
Property Listed By:	eXp Realty				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











