



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**184 SOMERCREST Grove, Calgary t2y 3m2**

MLS®#: **A2119820**

Area: **Somerset**

Listing Date: **04/04/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,434 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,517**

Low Sqft:

Ttl Sqft: **1,517**

DOM

**45**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

**Vinyl Siding**

Flooring:

**Carpet**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range,Washer**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`0" x 8`10"
Living Room	Main	13`2" x 13`7"
Den	Lower	8`10" x 11`2"
Bedroom	Second	12`2" x 9`5"
Walk-In Closet	Second	5`4" x 5`9"
Family Room	Basement	14`11" x 18`9"
Pantry	Main	3`10" x 3`10"

Room	Level	Dimensions
Kitchen	Main	15`4" x 9`8"
4pc Ensuite bath	Upper	5`4" x 8`1"
4pc Bathroom	Second	4`11" x 8`4"
Bedroom	Second	12`1" x 11`0"
Bedroom - Primary	Second	13`4" x 13`7"
Bedroom	Basement	11`9" x 7`7"
2pc Bathroom	Main	5`11" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9712364**

Remarks

Pub Rmks: **\$30,000.00 PRICE REDUCTION TODAY, APRIL 30 FOR QUICK SALE. NOW ONE OF THE CHEAPEST SINGLE DETACHED HOMES WITH ATTACHED DOUBLE GARAGE IN THE SW! Fairly good size family home, just over 1900 sq ft of developed living space, on a very quiet street in popular Somerset. 3 Bedroom, 2 1/2 baths, fully developed basement with another bedroom or office. Large lot, spacious fenced South facing backyard. The SPACIOUS floor plan has a wide foyer w/storage closet, OPEN CONCEPT living rm, dining rm, 2 pce bathroom, kitchen w/CORNER PANTRY, ISLAND w/SINK, white cabinetry + TILE backsplash! Sliding doors lead out to the SOUTH FACING 3 tier DECK + LOW MAINTENANCE. New painting and new carpets just installed April 1, 2024) on the stairways, upper floor and basement. ALL NEW SIDINGS AND EXTERNAL TRIMS, AS WELL AS FENCES (PAINTED ON BOTH SIDES) IN 2022 . With some updating and renovation, this will be a cozy home for the right owners. NA**

Inclusions:  
Property Listed By: **RE/MAX Real Estate (Central)**

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













