

169 SOMERSIDE Green, Calgary T2Y3G6

MLS®#: **A2133527** Area: **Somerset** Listing **05/20/24** List Price: **\$660,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 02-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **4,983 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,860**
 Low Sqft:
 Ttl Sqft: **1,860**

DOM

36
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Awning(s),Playground,Private Entrance,Private Yard**

Construction: **Brick,Composite Siding,Mixed,Vinyl Siding**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`1" x 11`7"	Pantry	Main	1`8" x 2`8"
Kitchen	Main	11`9" x 10`10"	Living Room	Main	11`9" x 19`8"
Entrance	Main	4`10" x 11`1"	4pc Bathroom	Upper	5`0" x 7`9"
Bedroom	Upper	16`7" x 8`9"	Bedroom	Upper	7`10" x 11`0"
Bedroom - Primary	Upper	11`3" x 15`0"	Walk-In Closet	Upper	5`0" x 4`8"
4pc Ensuite bath	Upper	7`9" x 4`11"	Mud Room	Lower	3`2" x 5`11"

Bedroom
Family Room
Furnace/Utility Room

Lower
Lower
Basement

12`5" x 7`3"
16`0" x 20`9"
16`2" x 19`4"

2pc Bathroom
Game Room

Lower
Basement

5`5" x 7`8"
9`11" x 20`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9412363

Zoning:
(R-C1)

Remarks

Pub Rmks:

ABSOLUTE STUNNER IN SOMERSET!! Arguably the BEST LOCATION one could ever dream of! Located on a QUIET CUL-DE-SAC backing onto a TOT-PARK and a backyard that is bathed in SUNNY WEST SUNSHINE, welcome to 169 Somerside Green SW! With its 4 bed and 3 baths, as well as a highly functional layout this home is SURE TO IMPRESS! With impressive curb appeal and OVERSIZED INSULATED DOUBLE ATTACHED GARAGE there is ample parking and functionality. Upon entry GLEAMING HARDWOOD floors create an inviting space that flows from the front Sitting area to the updated Kitchen boasting STONE COUNTERTOPS, SS APPLIANCES, MODERN WHITE CABINETRY, and a MASSIVE SKYLIGHT that shines welcome NATURAL LIGHT into the kitchen year round! This kitchen/dining area flows onto the MULTI TIERED DECK that will be the focal point of entertaining friends and family! With NO NEIGHBORS BEHIND and your own PRIVATE ACCESS to the tot park, you can relax and watch the kids play from your private backyard! Where can you find that?? The comfy lower living area has another sliding door with more access to the backyard as well as a cozy gas fireplace. There is a fourth bedroom / den and updated 2 piece bath on this level. Upstairs the Master bedroom has the all important WALK IN CLOSET and private 4 PIECE ENSUITE BATH for Mom and Dad. There are 2 more bedrooms and another 4 piece bath for guests that complete the upstairs level. The basement has a Rec room for the kids or could be repurposed as a Home Theater space. Recent updates in the mechanical room include a NEW HOT WATER TANK, WATER SOFTENER and CENTRAL VAC. The poly-b piping was fully replaced. Book your private showing today!

Inclusions:
Property Listed By:

None
2% Realty

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









