



THE
A-TEAM

**RE/MAX
FIRST**

113 SOMERSET Drive, Calgary T2Y 3C8

MLS® #: **A2135605**

Area: **Somerset**

Listing Date: **06/27/24**

List Price: **\$688,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **5,134 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,487**
Low Sqft:
Ttl Sqft: **1,487**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`1" x 16`4"	Bedroom - Primary	Upper	11`9" x 14`0"
Living Room	Main	12`4" x 17`11"	3pc Ensuite bath	Upper	4`11" x 9`7"
2pc Bathroom	Main	4`5" x 5`5"	Bedroom	Upper	9`0" x 11`2"
Game Room	Basement	11`10" x 22`11"	Bedroom	Upper	11`3" x 12`1"
Bedroom	Basement	13`7" x 8`2"	4pc Bathroom	Upper	4`11" x 9`7"

3pc Bathroom

Basement

9`3" x 6`10"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`4" x 7`6"

Title:
Fee Simple
Legal Desc:

9512933

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to your dream home! The entire house has undergone an extensive top-to-bottom renovation and is located in the family-friendly community of Somerset. This 4 bedroom, 3.5 bath home has just over 2100 sqft of living space and features a double attached garage with plenty of extra parking on the driveway. Every inch of this home has been meticulously updated, including a new roof with 10-year warranty, all the new pipes, brand new kitchen appliances, and new hot water tank and furnace! Step inside to discover new luxury vinyl plank flooring that flows seamlessly throughout the main living area, a state-of-the-art kitchen with gleaming quartz countertops, white shaker style cabinets, kitchen island with breakfast bar, upgraded sink with attachments, TWO pantries for extra storage and organization, and top-of-the-line stainless steel appliances! Make your way upstairs to a luxurious Master Bedroom retreat, complete with a private 4-piece ensuite with a large walk-in closet. The upper level also offers a well-appointed 4-piece bathroom and two spacious secondary bedrooms; there is ample of space for your growing! The fully developed basement includes a large recreation room and an additional bedroom and a 3-piece bathroom, perfect for guests or a home office. This home is truly move-in ready and is situated in a vibrant community with excellent schools, parks, and amenities nearby. Located in a vibrant residential community and known for its family-friendly atmosphere, Somerset offers a variety of amenities that cater to residents of all ages. The community is characterized by its beautiful parks, green spaces, and scenic walking trails, including the popular Somerset Water Park, which is a favorite among families during the summer months. With its easy access to public transportation, parks, schools, shopping, and restaurants, Somerset is an ideal choice for families seeking both convenience and community. Don't miss the opportunity to make this beautifully updated home yours!**

Inclusions:
Property Listed By: **None**
eXp Realty

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









