

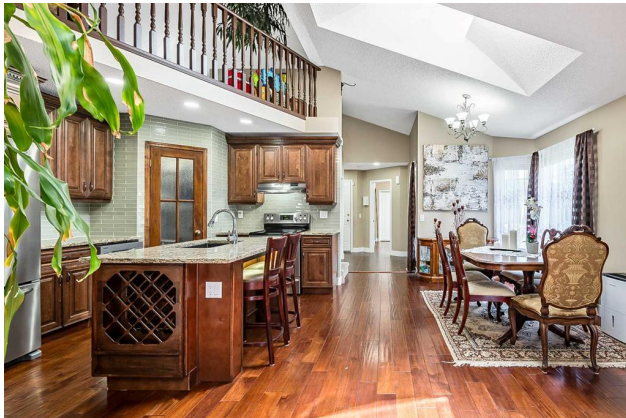


THE
A-TEAM

**RE/MAX
FIRST**

226 SOMERSET Drive, Calgary T2Y 3K5

MLS®#: **A2141290** Area: **Somerset** Listing Date: **06/20/24** List Price: **\$795,000**
 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: **5,640 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,590**
 Low Sqft:
 Ttl Sqft: **1,590**

DOM
17
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot,Few Trees,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Induction Cooktop,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Pantry,Recessed Lighting,Skylight(s),Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 7`0"	Kitchen	Main	10`0" x 11`6"
Dining Room	Main	9`0" x 12`0"	Living Room	Main	14`7" x 17`9"
Bedroom - Primary	Main	11`11" x 15`6"	Bedroom	Main	9`6" x 14`8"
Laundry	Main	3`5" x 8`3"	Mud Room	Main	4`4" x 6`0"
Bonus Room	Second	8`10" x 16`3"	Family Room	Basement	11`7" x 12`6"
Kitchenette	Basement	12`7" x 28`3"	Storage	Basement	8`2" x 13`4"
3pc Bathroom	Main	4`11" x 8`4"	4pc Ensuite bath	Main	5`11" x 8`9"

3pc Bathroom
Bedroom

Basement
Basement

4`9" x 7`11"
11`3" x 12`6"

Bonus Room

Second

8`10" x 16`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9612519

Zoning:
R-C1

Remarks

Pub Rmks:

WELCOME TO THIS CAPTIVATING CORNER LOT BUNGALOW WITH A LOFT! Positioned on a generous corner lot with a park just across the way, this fully renovated, meticulously designed open concept home promises to elevate your living experience in every possible way. Vaulted ceilings throughout create an airy and expansive atmosphere, enhancing the sense of spaciousness and luxury. The thoughtfully designed open concept floor plan seamlessly integrates living, dining, and kitchen areas, perfect for both daily living and entertaining guests. Enjoy the cozy living room featuring a fireplace, ideal for relaxation and creating a warm ambiance on cooler evenings. The private master bedroom offers a retreat with his and hers closets, providing ample storage and convenience. The well-appointed kitchen is a chef's delight with a pantry, large island, induction stove, and stainless steel appliances, making meal preparation a joy. An expansive loft area overlooks the main living space, ideal for a home office, creative studio, or quiet reading nook. The fully finished basement includes a kitchenette, spacious bedroom, versatile recreation room, a conveniently renovated bathroom, and ample storage options to suit your needs. Step outside to the outdoor entertainment space—a spacious deck perfect for gatherings and relaxing, complemented by a fire pit and a beautifully done shed for all your garden tools and supplies, along with a fully fenced yard for added privacy and security. Year-round comfort is ensured with a heated garage and RV space for additional parking if needed. Stylish interior features such as engineered floors and a veneer wall in the basement add a touch of sophistication and modern elegance to the home. Some recent updates including a new roof in 2021, new siding in 2022, and renovated bathrooms offer peace of mind and enhance curb appeal. Enjoy the prime location with easy access to public and catholic schools, stores, c-train other amenities, attractions, and the tranquil park just steps away. Don't miss the opportunity to make this exquisite home yours. Schedule a visit today and envision yourself living in this captivating oasis.

Inclusions:
Property Listed By:

shed, firepit
CIR Realty

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



