



THE
A-TEAM

**RE/MAX
FIRST**

56 SOMERCREST Grove, Calgary T2Y 3M2

MLS® #: **A2145355**

Area: **Somerset**

Listing Date: **06/28/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,699**

Low Sqft:

Ttl Sqft: **1,699**

Lot Information

Lot Sz Ar: **4,789 sqft**

Lot Shape:

DOM

4

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	8`8" x 7`1"	Kitchen	Main	12`10" x 9`1"
Dining Room	Main	12`0" x 8`0"	Living Room	Main	13`2" x 15`6"
Bedroom	Upper	11`1" x 9`4"	Bedroom	Upper	13`6" x 9`3"
3pc Bathroom	Upper	8`9" x 4`11"	Bedroom - Primary	Upper	16`8" x 17`6"
Walk-In Closet	Upper	7`0" x 7`7"	4pc Ensuite bath	Upper	9`4" x 7`8"
Bedroom	Basement	10`11" x 9`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712364

Zoning:
R-C1

Remarks

Pub Rmks: **Cozy house in Somerset with central air conditioning. Vaulted Ceilings master bedroom, with a view over the backyard come with large Walk-in Closet. Ensuite bath has a large skylight that bathes the room in natural light. Total of 4 bedrooms, 2.5 Baths! Sunny, West Backyard, Large Wooden Storage Shed, cozy gas FP in and wood Fire Pit out. Painted fenced in year 2022, new hot water tank year 2022, new roof shingles and siding year 2022 August**

Inclusions: **n/a**

Property Listed By: **Grand Realty**

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











