



THE
A-TEAM

**RE/MAX
FIRST**

39 SOMERSIDE Common, Calgary T2Y 3M9

MLS®#: **A2153513**

Area: **Somerset**

Listing Date: **07/29/24**

List Price: **\$610,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,448**

Low Sqft:

Ttl Sqft: **1,448**

Lot Information

Lot Sz Ar: **3,853 sqft**

Lot Shape:

DOM

51

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Street Lighting**

Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 12`5"
Dining Room	Main	10`11" x 9`5"
Laundry	Main	8`6" x 7`11"
Covered Porch	Main	25`8" x 6`9"
Walk-In Closet	Second	6`1" x 5`1"
Bedroom	Second	12`10" x 9`2"
Furnace/Utility Room	Lower	12`8" x 8`3"

Room	Level	Dimensions
Kitchen	Main	13`0" x 10`4"
Foyer	Main	11`6" x 6`0"
Family Room	Lower	13`9" x 12`3"
Bedroom - Primary	Second	14`2" x 11`11"
Bedroom	Second	12`10" x 9`10"
Bedroom	Lower	12`3" x 9`8"
4pc Ensuite bath	Second	7`5" x 4`11"

4pc Bathroom
4pc Bathroom

Second
Lower

9'0" x 4'11"
10'0" x 5'2"

2pc Bathroom

Main

4'11" x 4'8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9810175

Zoning:
R-C1

Remarks

Pub Rmks: **Nestled on a quiet street in the vibrant and friendly community of Somerset, this is the perfect family home! The covered front porch adds charm to this spacious fully developed Two Storey. It has an impressive floor plan and was designed for a growing family with four large Bedrooms and four Bathrooms. There are many features including a foyer large enough to accommodate a quiet sitting area. The Living Room has a large window overlooking the private back yard (moveable electric fireplace is included). The kitchen has been updated with attractive tile back splash, quality appliances and easy-care tile flooring. The adjoining Dining area is perfect for family gatherings. A sliding door makes easy access to the large deck extending the living space to the outdoors. The upper-level features three large Bedrooms with ample closet space. The primary Bedroom has a private Ensuite and huge walk-in wardrobe closet. The Basement was professionally developed with a family room, full bathroom, guest Bedroom/Home Office and area for exercise equipment. You will appreciate the convenient main floor laundry room (space for a computer desk or extra storage). Over the years there have been many updates including recently installed carpet upstairs. You will love all the windows - the sun pours in! The family gardener will appreciate the large yard and opportunity to develop garden areas while the family mechanic will love the double detached garage and back alley! Excellent location! Leave your car at home and enjoy the many walking paths, parks and playgrounds including the Somerset Resident's Water Park & Tennis Courts. Lots of fun activities for the entire family! Close to major shopping, schools, transit, C-Train, restaurants and easy access to main roads. A pleasure to show!**

Inclusions: **Electric Fireplace (moveable), storage shed**
Property Listed By: **RE/MAX Complete Realty**

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







