



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**199 SOMERGLEN Road, Calgary T2Y 3V4**

MLS®#: **A2157107**      Area: **Somerset**      Listing Date: **08/16/24**      List Price: **\$669,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **6,286 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,245**  
 Low Sqft:  
 Ttl Sqft: **1,245**

DOM

**33**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Landscaped,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>25`0" x 14`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 9`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`0" x 9`6"</b>
<b>Hobby Room</b>	<b>Basement</b>	<b>10`0" x 8`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`6" x 5`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`6"</b>
<b>Office</b>	<b>Main</b>	<b>10`0" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 9`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>27`0" x 14`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 5`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

**9813240**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Attention first-time home buyers, mature couples, and professionals! Don't miss the opportunity to own this unique 3-bedroom + office/den, 2.5-bathroom bungalow with over 2,490 sq ft of living space in popular Somerset. Situated on a beautiful corner lot with no sidewalks to shovel, this lovingly maintained home is clean, move-in ready, and shows pride of ownership. This stunning bungalow has been substantially upgraded over the years. Enjoy new laminate flooring in the living and dining areas (2013), shiny quartz countertops, an island, a stylish backsplash, a modern hood fan, a gas range, and a dishwasher (2018). More updates include a hot water tank and an underground sprinkler system (2019), a new hail-resistant roof with 10-year workmanship warranty (Nov. 2021-Nov. 2031), new siding on the front and left sides, a new skylight (2021), recent upgrades like a washer and dryer, light fixtures, toilets in two bathrooms (2023), a new refrigerator and master bedroom faucet (2024), and more. The open layout and large windows create a bright and airy atmosphere. The sunlit main level features a spacious living room with a beautiful tile-accented fireplace. The stunning white kitchen features a skylight, s/s steel appliances, lots of cabinet space, a large island, and a big dining area, making it superb for relaxing, gourmet cooking, and entertaining. The bright and extra-spacious master suite offers a walk-in closet and a private 3-piece ensuite, providing a serene retreat. Another good size room can serve as a bedroom or home office. The main level is completed by a convenient laundry area and a half bath. The finished basement extends the living space with a large family room featuring a cozy corner fireplace, a bar area, two spacious bedrooms, a 4-piece bathroom with a jetted tub and underfloor heating, and a big storage/mechanical room to meet all your needs. Step outside to a large backyard, ideal for gardening, BBQs, or entertaining family and friends. The flowers at the back and front are blooming in summer, adding charm to this beautiful home. The double attached garage provides secure parking, with ample street parking available for guests. The home comes equipped with security cameras, a garage door with a wireless keypad, and a front door smart lock. The prime location enhances this home's appeal, with Somerset Water Park just steps away and a walking distance to LRT, shopping plazas, YMCA, close to Stoney Trail, and major highways. Don't wait, schedule a viewing today and make this beautiful home yours!**

Inclusions: **Security Cameras, Wifi Extender, Scotiabank Saddledome Painting**  
Property Listed By: **CIR Realty**

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