



THE
A-TEAM

**RE/MAX
FIRST**

65 SOMERGLEN Park, Calgary T2Y 3M5

MLS® #: **A2157733**

Area: **Somerset**

Listing Date: **08/23/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,865 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	11`10" x 7`11"
Family Room	Main	17`5" x 9`0"
Laundry	Main	6`7" x 6`2"
Bedroom - Primary	Upper	15`8" x 12`0"
Bedroom	Upper	11`7" x 11`5"
Dining Room	Lower	8`8" x 4`10"
Laundry	Lower	5`2" x 5`1"

Room	Level	Dimensions
Dining Room	Main	9`3" x 8`11"
Living Room	Main	15`6" x 12`9"
Foyer	Main	11`7" x 6`1"
Bedroom	Upper	11`8" x 11`8"
Kitchen	Lower	11`8" x 7`3"
Living Room	Lower	11`7" x 7`3"
Bedroom	Lower	12`4" x 10`4"

Bedroom
4pc Bathroom
4pc Bathroom

Lower
Upper
Lower

10`3" x 9`11"

2pc Bathroom
4pc Ensuite bath

Main
Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712147

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to an amazing 2 storey home with a WALKOUT BASEMENT BACKING ONTO A LARGE PARK in beautiful Somerset! There are at least 10 REASONS WHY YOU SHOULD BUY THIS AWESOME PROPERTY: 1) Location, Location, Location - your future home is situated on a quiet street with very low traffic, yet a short walking distance to the Somerset/Bridlewood LRT station AND it backs onto a huge park/greenspace with a small playground. This is perfect for families with kids and anyone else that does not want to have neighbours at the back! Catching a ride on C-Train? No problem! Just walk to the train. No need to drive or take the bus anymore! You are also minutes away from the famous Somerset Waterpark/tennis courts and a large playground. How about walking distance to Somerset School(K-4), Bishop O'Byrne Senior High, Shawnessy YMCA and the vast shopping plaza with a Walmart, Home Depot, Superstore and much more! I mean...you have just made it in life once you purchase this house at THIS LOCATION! 2) The Walkout Basement with an illegal BASEMENT SUITE which offers a large living room, a kitchen, separate laundry, 2 BEDROOMS and a full bathroom. You have access to a huge covered patio overlooking the park! How can it be any better than this? 3) The Main floor - this space offers an office right off the front entrance, laundry, a 2-PC bathroom, a large living room, a kitchen with a dining area AND access to a 3 SEASON SUNROOM (12' x 14')....all you have to do is sit and enjoy your morning coffee while soaking in the beautiful sunrises (the back of the house faces SE). Please note, there are 2 small decks on either side of the sunroom for your convenience! 4) The Kitchen was redone in 2023. 5) The Upper Level features 3 good size bedrooms (the master bedroom comes with a walk in closet and its own full ensuite). 6) Brand new carpet (2024) throughout the upstairs! 7) Dual High Efficiency Furnace in only 4 years old. 8) Roof Shingles were redone in 2023. 9) ALL WINDOWS on the main floor and the basement were redone in 2022-23! 10) The backyard is absolutely gorgeous. It offers a very unique tiered layout and comes with a very well built storage shed. Are you excited yet? You should be! Get here fast before it's too late!

Inclusions:
Property Listed By:

**Basement fridge, stove, washer, dryer, dishwasher (AS IS) / shed (8'x8') / 2 garage remotes
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123