



THE
A-TEAM

**RE/MAX
FIRST**

15 SOMERGLEN Way, Calgary T2Y 4B1

MLS®#: **A2160098**

Area: **Somerset**

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

List Price: **\$670,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,866**
Low Sqft:
Ttl Sqft: **1,866**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

DOM

26
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Level**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 12`3"
Kitchen	Main	14`11" x 14`11"
2pc Bathroom	Upper	5`0" x 5`0"
Bedroom	Upper	11`3" x 9`11"
4pc Bathroom	Upper	8`2" x 4`11"
Laundry	Main	7`4" x 12`8"
3pc Bathroom	Basement	9`5" x 9`4"

Room	Level	Dimensions
Office	Main	11`0" x 9`9"
Dining Room	Main	12`0" x 10`3"
Bedroom - Primary	Upper	13`0" x 14`0"
Bedroom	Upper	10`8" x 10`2"
4pc Ensuite bath	Upper	13`7" x 10`5"
Bedroom	Basement	13`9" x 10`2"
Furnace/Utility Room	Basement	9`4" x 9`7"

Family Room

Basement

15`6" x 17`2"

Flex Space
Legal/Tax/Financial

Basement

15`11" x 11`4"

Title:
Fee Simple
Legal Desc:

0010154

Zoning:
R-C1

Remarks

Pub Rmks: **Open House Sept 14, Saturday 1:00-4:00pm, Welcome to this exquisite home nestled in the highly desirable community of Somerset. Impeccably maintained, this property offers 4 spacious bedrooms and 4 beautifully appointed bathrooms, ensuring comfort and luxury for the entire family. As you step inside, you'll be greeted by stunning hardwood floors and an open-concept layout, perfect for both everyday living and entertaining. The main level 9' feet ceiling features a cozy breakfast nook and a versatile office space, ideal for remote work or study. The living areas are bright and airy, providing the perfect setting for gatherings with family and friends. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite that stands out with its spa-like 5-piece ensuite—a true retreat for relaxation. The fully finished basement adds tremendous value, offering an additional bedroom and a spacious family room, perfect for hosting game nights or enjoying movie marathons. Step outside to your west-facing backyard, where you'll be captivated by lush greenbelt views and abundant sunshine throughout the day. To top it off, this home comes with a brand-new roof installed in 2021, providing peace of mind for years to come. Don't miss your chance to own this gem in Somerset. Schedule your showing today and make this stunning property your very own slice of paradise!**

Inclusions:
Property Listed By: **N/A**
TrustPro Realty

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









