



THE
A-TEAM

**RE/MAX
FIRST**

186 SOMERSET Drive, Calgary T2Y 3K5

MLS®#: **A2161496** Area: **Somerset** Listing Date: **08/31/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **1,847**
Lot Information Low Sqft:
 Lot Sz Ar: **4,736 sqft** Ttl Sqft: **1,847**
 Lot Shape:

DOM

18
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate,Wood**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Ceiling Fan(s),High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`4" x 4`0"	4pc Ensuite bath	Upper	8`0" x 4`11"
Kitchen	Main	10`11" x 10`9"	Living Room	Main	12`5" x 11`11"
Dining Room	Main	15`1" x 13`9"	Family Room	Main	15`0" x 14`9"
Bedroom	Second	9`2" x 9`0"	Bedroom - Primary	Second	12`8" x 11`8"
3pc Bathroom	Lower	6`6" x 5`11"	4pc Bathroom	Second	8`1" x 4`11"
Bedroom	Second	14`1" x 9`5"	2pc Bathroom	Main	6`3" x 5`5"

Bedroom	Basement	11`1" x 10`8"	Bedroom Legal/Tax/Financial	Basement	14`8" x 9`6"
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Title: Fee Simple	Zoning: R-CG
Legal Desc:	9612519

Remarks

Pub Rmks: **Welcome to this beautifully updated two storey with attached double garage house in the highly sought-after community of Somerset! Ideally situated close to schools, shopping centres, YMCA, library, parks, tennis court, LRT station, and bus stops, the location of this house provides unparalleled convenience. Step inside and be greeted by a bright, sunlit foyer with high ceilings and elegant arched windows that make a grand first impression. This cozy residence offers five bedrooms, including two in the fully finished basement, and 3.5 bathrooms. Enjoy the spaciousness of two living rooms and two dining rooms—one featuring plenty of windows and two skylights which bring abundant sunlight into the house. The home also includes a recreation room, a laundry room, and a mechanical/storage room in the basement. The master suite is complete with a four-piece ensuite bathroom and a walk-in closet. The open-concept kitchen, enhanced by a central island, provides extra space for cooking and dining. The corner pantry has five layers of shelves provides a huge storage capacity. The kitchen has been thoughtfully updated with new quartz countertops, new cabinets, a high-quality stainless steel sink. Sufficient ceiling lights have been mounted on the ceiling, which augments the kitchen's atmosphere to be bright and warm. A built-in niche around the corner of the stairs offers the perfect spot to showcase your favorite decorations. This house has new roof, new siding, and a new large-capacity hot water tank. The interior is a blend of wood, carpet, laminate, and ceramic flooring throughout. Step outside to find a serene backyard lined with blossoming fruit trees (three lilac trees, two apple trees, one hawthorn tree and one cherry tree) along the fence, creating a garden-like oasis and ensuring privacy. There are a storage shed, two decks and a patio with gazebo in the backyard, which is perfect for family gathering and party. There are a lot of lawns and flowers surrounding the house. Please come to view this wonderful home for yourself—it might just be your new dream home!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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







