



226 SOMERSET Drive, Calgary T2Y 3K5

MLS®#: **A2162962** Area: **Somerset** Listing Date: **09/05/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **5,640 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

13
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Fireplace Insert,Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Fire Pit,Private Yard,Storage** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Induction Cooktop,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Ceiling Fan(s),Granite Counters,Kitchen Island,No Animal Home,Pantry,Recessed Lighting,Skylight(s),Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 7`0"	Kitchen	Main	10`0" x 11`6"
Dining Room	Main	9`0" x 12`0"	Living Room	Main	14`7" x 17`9"
Bedroom - Primary	Main	12`0" x 15`6"	Bedroom	Main	9`6" x 14`8"
Bedroom	Basement	11`3" x 12`6"	Bonus Room	Second	8`10" x 16`3"
Family Room	Basement	11`7" x 12`6"	4pc Ensuite bath	Main	6`0" x 8`9"
3pc Bathroom	Main	5`0" x 8`4"	3pc Bathroom	Basement	4`9" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9612519

Remarks

Pub Rmks:

This beautifully 3 bedrooms and 3 bathrooms renovated bungalow sits on a spacious corner lot with a park right across the street. Designed with an open concept and vaulted ceilings, it feels bright and roomy. The layout seamlessly connects the living, dining, and kitchen areas, making it perfect for both everyday living and entertaining. Relax in the cozy living room with its inviting fireplace. The private master bedroom is a true retreat, featuring his and hers closets for plenty of storage. The well-equipped kitchen includes a pantry, a large island, an induction stove, and stainless steel appliances, making cooking a pleasure. The large loft area overlooks the main living space and can be used as a home office, a creative studio, or a quiet reading nook. The fully finished basement features a kitchenette, a spacious bedroom, a versatile recreation room, a newly renovated bathroom, and plenty of storage. Step outside to enjoy a spacious deck, ideal for gatherings and relaxing. The backyard includes a fire pit and a well-designed shed for your garden tools, plus a fully fenced yard for added privacy and security. Additional perks include a heated garage and RV parking space. Stylish touches like engineered floors and a veneer wall in the basement add a modern feel. Recent updates, including a new roof in 2021, new siding in 2022, and renovated bathrooms, enhance both the look and functionality of the home. Located near public and Catholic schools, shops, the C-Train, and other amenities, plus just steps away from a peaceful park, this home offers both convenience and charm. Don't miss your chance to make it yours—schedule a visit today and imagine living in this delightful home!

Inclusions:
Property Listed By:

**shed, fire pit
CIR Realty**

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











