



THE
A-TEAM

**RE/MAX
FIRST**

59 SOMERSET Manor, Calgary T2T 2T2

MLS®#: **A2164221** Area: **Somerset** Listing Date: **09/12/24** List Price: **\$729,900**
 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: **2000** Abv Sqft: **2,213**
Lot Information Low Sqft:
 Lot Sz Ar: **4,682 sqft** Ttl Sqft: **2,213**
 Lot Shape:

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s),Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Cork,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Water Softener**
 Int Feat: **Jetted Tub,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	12`2" x 7`5"	2pc Bathroom	Main	5`0" x 4`7"
Laundry	Main	8`8" x 8`6"	Living Room	Main	22`1" x 14`5"
Kitchen	Main	13`5" x 11`9"	Dining Room	Main	13`5" x 9`5"
Pantry	Main	4`4" x 4`4"	Bedroom	Upper	13`1" x 10`11"
4pc Bathroom	Upper	9`8" x 4`11"	Bedroom	Upper	13`1" x 10`11"
Bonus Room	Upper	12`6" x 10`9"	Bedroom - Primary	Upper	14`0" x 13`5"
Walk-In Closet	Upper	8`5" x 6`7"	4pc Ensuite bath	Upper	9`0" x 8`5"

**Game Room
Bedroom**

**Basement
Basement**

**21`6" x 14`0"
12`7" x 11`2"**

**Family Room
3pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**13`5" x 13`3"
8`7" x 6`10"**

Title:
Fee Simple
Legal Desc:

9813575

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this stunning two-storey home, located in the sought-after community of Somerset. Embracing an expansive open concept, it offers a generous living space of approximately 3,200 square feet. From the moment you step inside, you are greeted by the hardwood flooring that gracefully flows throughout the main level. The open kitchen is equipped with ample cabinetry, modern appliances, and a dining area that provides access to a lovely, large deck. The spacious family room, completed with an inviting fireplace and abundant windows, floods the space with natural light. Additionally, a laundry/mud room and a 2-piece bathroom on this level add functionality and convenience for the entire family. As you ascend to the second storey, you will discover a generously sized master bedroom, two well-appointed bedrooms, a bonus room, and a 4-piece bathroom. The master bedroom offers a walk-in closet and an alluring 4-piece ensuite. The fully developed basement, complemented by 9-foot ceilings, adds to the overall living space and includes a large entertainment area, a family room, an extra bedroom, and a 3-piece bathroom. The beautiful backyard, featuring a large deck, fruit trees, shrubs, and beautiful roses, is an ideal space for gathering with family and friends. Significantly, several thoughtful upgrades have been implemented: Fresh paint, New fridge, stucco(2022), roofing (2022, Class 4 with impact resistance and 50 years life expectancy), and a water tank (2020). This property enjoys an excellent location, close to schools, playgrounds, a water park, shopping, and LRT access, with easy access to Stoney Trail. Book your private showing today!**

Inclusions:
Property Listed By: **None
Grand Realty**

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









