



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1342 SOMERSIDE Drive, Calgary T2Y 3M8**

MLS®#: **A2164289**      Area: **Somerset**      Listing Date: **09/12/24**      List Price: **\$598,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **4,488 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,382**  
 Low Sqft:  
 Ttl Sqft: **1,382**

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Pie Shaped Lot,Treed**  
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 12`8"
Kitchen	Main	14`7" x 9`9"
2pc Bathroom	Main	7`4" x 3`0"
Bedroom	Second	12`11" x 9`11"
Bedroom - Primary	Second	14`3" x 11`8"
4pc Bathroom	Second	9`6" x 4`11"
Furnace/Utility Room	Lower	12`8" x 11`3"

Room	Level	Dimensions
Dining Room	Main	12`11" x 10`3"
Foyer	Main	11`6" x 6`2"
Laundry	Main	6`8" x 5`4"
Bedroom	Second	12`10" x 9`3"
4pc Ensuite bath	Second	8`10" x 5`0"
Game Room	Lower	24`5" x 12`4"
Storage	Lower	8`0" x 8`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9810175**

Remarks

Pub Rmks: **Great family home! NOTE: Buyer flooring credit to replace the upper level carpet! Immaculate, freshly painted home on a quiet street in the heart of family friendly Somerset. 2050 sq.ft of central air conditioned living space. Generous size rooms throughout including a large dining area connected to a bright living area with treed yard views and access to a peaceful, ultra-private deck. Bright, functional kitchen with lots of counter and cabinet space. Roomy, accessible foyer plus discreetly located main floor laundry & powder room. Chair lifts to the bedroom level - 3 big bright bedrooms including a 14'3" x 11'8" primary bedroom with fresh 4 piece en suite (big window) & 4-piece family bath. Finished great room lower level perfect for media, play space or home office! 22' x 22' insulated drywalled garage, surprisingly private front porch, larger than average pie shaped yard with big grassy play areas, newer fences and mature flowering trees. 3 yr old shingles-house & garage. Close to schools, parks, shopping, LRT, Somerset Water Park, and major commuting routes! A lovely, exceptionally well-maintained home. with accessibility features; exterior front door wheelchair lift and interior chair lifts (seller will remove if asked) to the bedroom level. Just move in, relax and enjoy! Click on 3D for interactive floorplan.**

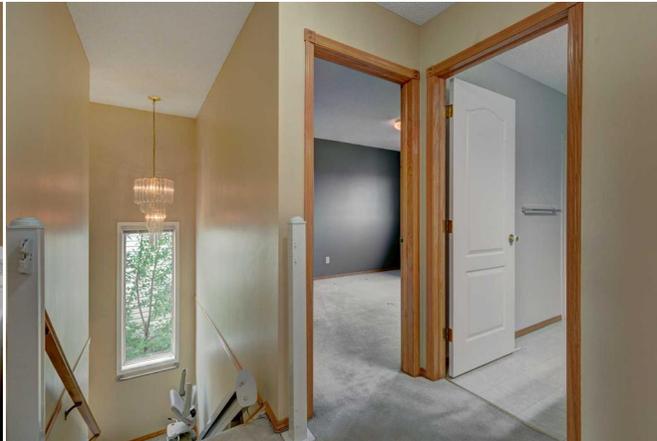
Inclusions: **Wheelchair lift to front porch/door. Chair lifts to 2nd (Bedroom) level. Floor safe, Storage shed, work benches and shelves in garage, Addl fridge in basement**

Property Listed By: **RE/MAX House of Real Estate**

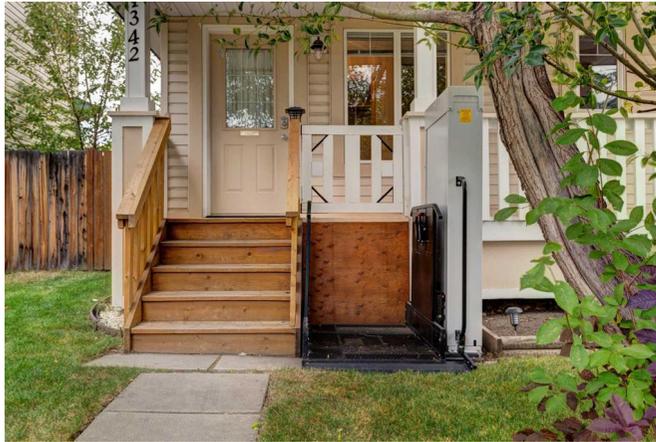
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











1342 Somerside Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 671.88 sq ft  
Interior Area 507.04 sq ft



0 2 4 ft

PREPARED: 20240811



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1342 Somerside Dr SW, Calgary, AB

Main Floor Exterior Area 693.39 sq ft  
Interior Area 648.81 sq ft



0 2 4 ft

PREPARED: 20240911



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1342 Somerside Dr SW, Calgary, AB

2nd Floor Exterior Area 493.22 sq ft  
Interior Area 453.40 sq ft



0 2 4 ft

PREPARED: 20240911



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