



THE
A-TEAM

**RE/MAX
FIRST**

42 SOMERSIDE Place, Calgary T2Y 3V3

MLS®#: **A2166345** Area: **Somerset** Listing **09/18/24** List Price: **\$609,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1999** Abv Sqft: **1,449**
Lot Information Low Sqft:
 Lot Sz Ar: **3,821 sqft** Ttl Sqft: **1,449**
 Lot Shape:

DOM

63
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`2" x 10`9"	Dining Room	Main	10`0" x 10`11"
Living Room	Main	12`5" x 12`11"	Den	Main	8`7" x 7`11"
Bedroom - Primary	Second	14`3" x 11`11"	Bedroom	Second	10`6" x 9`10"
Bedroom	Second	9`6" x 10`3"	Family Room	Basement	23`10" x 12`4"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9910669

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your cozy home in the family-friendly community of Somerset. This 3-bedroom, 2.5-bath home, plus a den, offers a double attached garage and backs onto a park with a playground. The main floor features a bright, south-facing family room, dining area, kitchen, and a half-bath. Oversized windows provide a view of the park and playground where kids can play. The elegant den offers added privacy and flexibility. The upper floor includes a master bedroom with a full bath and walk-in closet, while the other two bedrooms also feature walk-in closets and share another full bath. The finished basement offers a spacious exercise/recreation room. A large laundry room minimizes noise and vibration. Located in the vibrant Somerset community, known for its family-friendly atmosphere, you'll enjoy nearby parks, green spaces, and walking trails, including the popular Somerset Water Park. With easy access to public transportation, schools, shopping, and restaurants, this is an ideal home for families seeking convenience and a sense of community. Don't miss out on making this home yours!

Inclusions:
Property Listed By:

None
C-Luxury Realty Ltd.

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







