

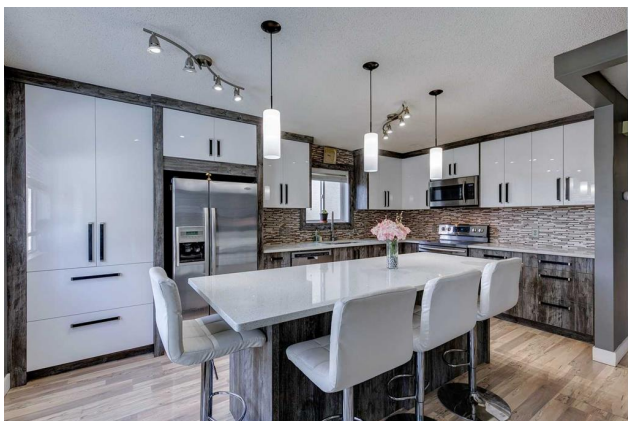


THE
A-TEAM

**RE/MAX
FIRST**

84 SOMERSET Drive, Calgary T2Y 3C3

MLS® #: **A2166804** Area: **Somerset** Listing Date: **09/18/24** List Price: **\$674,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **4,391 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,530**
 Low Sqft:
 Ttl Sqft: **1,530**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Double Garage Attached,Driveway,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`3" x 10`0"	Dining Room	Main	16`8" x 11`5"
Living Room	Main	14`0" x 13`0"	Family Room	Basement	16`9" x 11`0"
Den	Main	10`8" x 7`6"	Laundry	Basement	12`10" x 7`5"
Other	Main	24`0" x 20`0"	Bedroom - Primary	Upper	13`5" x 12`3"
Bedroom	Upper	11`3" x 9`0"	Bedroom	Upper	10`2" x 9`0"
Bedroom	Basement	14`2" x 8`7"	2pc Bathroom	Main	7`8" x 2`9"
4pc Bathroom	Basement	8`6" x 5`0"	4pc Bathroom	Upper	8`6" x 5`0"

4pc Ensuite bath

Upper

10` 4" x 5` 5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9411344

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this updated 4-bedroom, 3.5-bathroom family home in the desirable community of Somerset. This home offers over 2,200 sq feet of living space and has an insulated double attached garage, a fully finished basement and an expansive rear deck overlooking the backyard. Upon entering your new home, you are greeted by an inviting formal living room with ample space, laminate flooring throughout and tons of natural light from the bay windows. Off the formal living room, there is a 2-piece bathroom, closet space, and access to the attached garage. Moving to the heart of the home, you will be impressed by the renovated kitchen highlighted by new stainless-steel appliances, quartz countertops, tasteful cabinetry, pantry drawers and a eat-up island overlooking the great room and gas fireplace. Upstairs, there are 3 well appointed bedrooms, a 4-piece bathroom and includes a considerable primary bedroom suite with hardwood floors, an abundance of natural light and a 4-piece ensuite bathroom with walk-in closet. The fully finished basement completes the home and includes a large recreation room, home office, fourth bedroom, a 4-piece bathroom and laundry. With durable stucco siding, a new roof (2021) and a new hot water tank (2023), this home is sure to impress. Somerset provides easy access to major roadways, public transportation, shopping, schools, parks, and playgrounds. Book your private showing today.**

Inclusions:
Property Listed By: **N/A
Real Estate Professionals Inc.**

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

