



THE
A-TEAM

**RE/MAX
FIRST**

155 SOMERGLEN Common, Calgary T2Y 4A3

MLS®#: **A2166938** Area: **Somerset** Listing Date: **09/19/24** List Price: **\$624,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,518**
 Low Sqft:
 Ttl Sqft: **1,518**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Water Heater,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	14`0" x 13`1"
Dining Room	Main	11`10" x 6`3"
2pc Bathroom	Main	5`6" x 4`6"
4pc Ensuite bath	Second	10`9" x 6`11"
Bedroom	Second	12`5" x 8`11"
Media Room	Lower	24`8" x 23`10"
Furnace/Utility Room	Lower	15`10" x 154`0"

Room	Level	Dimensions
Kitchen	Main	12`9" x 11`10"
Laundry	Main	8`5" x 5`5"
Bedroom - Primary	Second	14`4" x 13`0"
Bedroom	Second	10`3" x 9`9"
4pc Bathroom	Second	7`11" x 5`5"
Storage	Lower	9`6" x 4`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0012504

Remarks

Pub Rmks: **A HOME for LIVING! Room for a family, room for lots of FUN or just a single looking for space! Very OPEN plan with VAULTED ceiling at the entry, good kitchen for entertaining, access to the yard & huge deck or sit and enjoy the cozy corner fireplace. Lots of UPDATES and additions: driveway widened by 10' to provide more guest parking or room for your toys; air conditioning to keep your home comfortable; sprinklers to keep the lawn looking great; shed put in 2 years ago; kitchen faucet, fridge & dishwasher updated a few years ago; Outside lights and some interior replaced about a year age! Main floor has gleaming HARDWOOD and tile - so leave those shoes on; Great Room, kitchen & Dining area are all together with lots of light and views of the back yard trees; the guest 2 pc bath is separated by a few stairs and the laundry/mud room has access to the garage! Up the winder staircase, through the sunshine from all the large windows to 2 good sized bedrooms and a bath; the primary bedroom is large with a full ensuite and walk in closet. The lower level is finished and offers ROOM - to play, sleep, live or ?? Somerset is a great neighbourhood - good access, close to parks, schools, shopping and a water park for those hot days! Must be seen to be appreciated... shed**

Inclusions:
Property Listed By: **Real Estate Professionals Inc.**

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











