



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 SOMERSIDE Close, Calgary T2Y 4B5**

MLS®#: **A2171032**

Area: **Somerset**

Listing Date: **10/05/24**

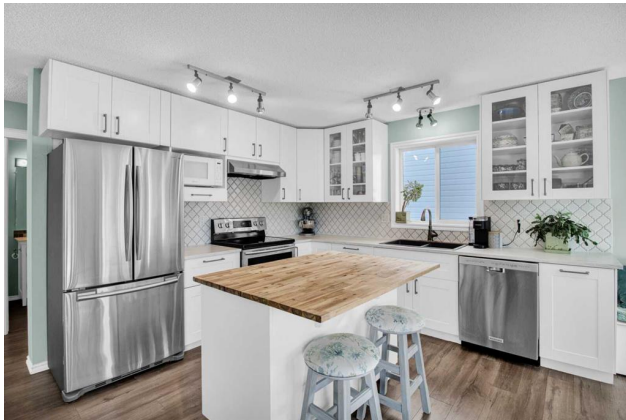
List Price: **\$575,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 11-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,724 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,450**  
Low Sqft:  
Ttl Sqft: **1,450**

DOM

**46**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Level**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 12`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	
<b>Family Room</b>	<b>Basement</b>	<b>14`6" x 12`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 7`8"</b>
<b>Den</b>	<b>Main</b>	<b>7`11" x 8`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 14`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 12`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>Office</b>	<b>Basement</b>	<b>9`1" x 12`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**0011808**

Remarks

Pub Rmks:

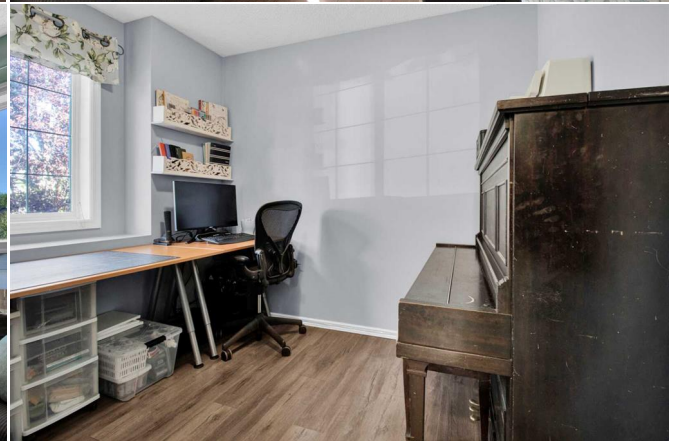
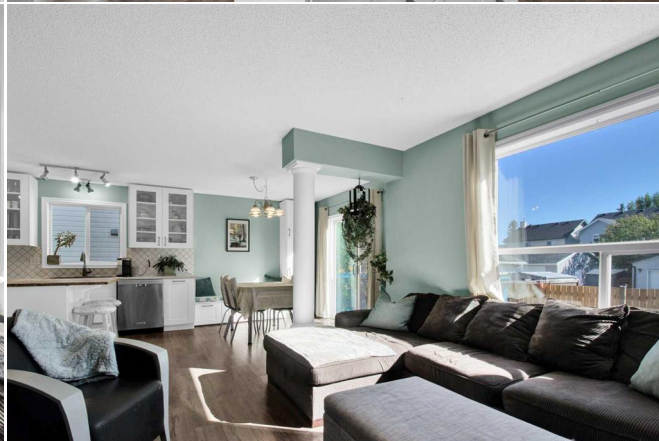
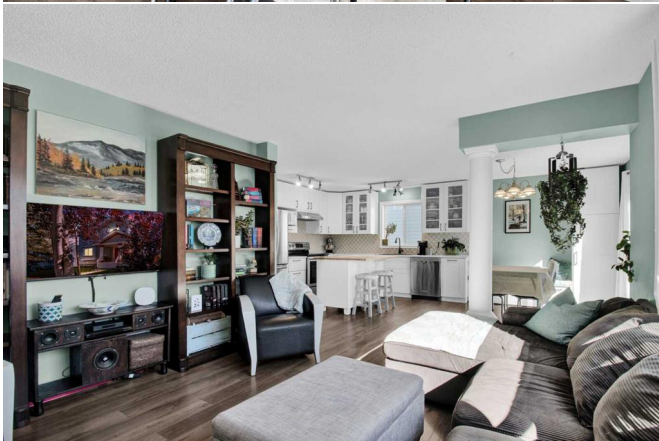
**Excellent Value: This RENOVATED and well-maintained home features over 1950 square feet of living area boasting TWO SPACIOUS DENS, 3 Bedrooms, FINISHED BASEMENT and sunny SOUTH rear yard, perfect for both family life and entertaining. With \*\*2022/2023 NEW ROOF AND SIDING, FURNACE 2021 and Newer KITCHEN.\*\* the big updates in this home are accomplished and ready for you to enjoy. Starting at the foyer, you are welcomed into the comfortable entry that flows into the open concept main floor with updated with luxury vinyl planking. Bright and sunny, with plenty of natural light from the South windows, the KITCHEN has been RENOVATED the past few years with new white cabinetry, backsplash, plenty of counter space, sink and stainless appliances. The generous dining area opens to the patio doors and features charming, built-in seating. The living area also features loads of natural light and is a good size for entertaining. Also on the Main level is an OFFICE, perfect for working from home or turning into your yoga or crafts room. The Upper level reveals a gorgeous king-sized Primary bedroom complete with walk-in closet and 4 pc ensuite. Two more good sized bedrooms are on this level along with a full family bathroom, complete with bright skylight. The Lower level is finished with new flooring, a family-sized media/games area, SECOND DEN, laundry, storage and a designated area for future bathroom. Somerset is a family friendly community featuring two schools, playgrounds, tennis courts and Somerset Waterpark. Within minutes you could be exploring Fish Creek Provincial Park with its' extensive pathway system or head to nearby Shopping Centre featuring convenient restaurants, grocery stores, shopping and much more. Call to view today.**

Inclusions:  
Property Listed By:

n/a  
**RE/MAX Real Estate (Central)**

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









172 Somerside Close SW, Calgary, AB

1st Floor Exterior Area 738.25 sq ft



PREPARED: 20241501



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.

172 Somerside Close SW, Calgary, AB

2nd Floor Exterior Area 712.46 sq ft



PREPARED: 20241501



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