



THE
A-TEAM

**RE/MAX
FIRST**

205 SOMERSET Drive, Calgary T2Y 3K2

MLS®#: **A2171214**

Area: **Somerset**

Listing Date: **10/08/24**

List Price: **\$590,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,133**

Low Sqft:

Ttl Sqft: **1,133**

Lot Information

Lot Sz Ar: **4,843 sqft**

Lot Shape:

DOM

43

Layout

Beds: **4 (2 2)**

Baths: **3.5 (3 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,See Remarks,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	10`1" x 5`1"	4pc Ensuite bath	Main	9`11" x 8`9"
Bedroom - Primary	Main	11`9" x 13`10"	Bedroom	Main	10`1" x 7`2"
Dining Room	Main	14`9" x 9`9"	Kitchen	Main	16`4" x 13`6"
Living Room	Main	16`5" x 13`0"	Foyer	Main	7`8" x 4`11"
3pc Bathroom	Basement	5`0" x 7`11"	3pc Ensuite bath	Basement	5`6" x 8`1"
Bedroom	Basement	10`9" x 10`6"	Bedroom	Basement	9`10" x 11`9"
Game Room	Basement	15`10" x 22`6"	Furnace/Utility Room	Basement	11`2" x 23`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9612455

Remarks

Pub Rmks: **PRICE REDUCED! Seller motivated! Looking to downsize or just looking for one level living...then you have found your new bungalow! Just under 1200 sf, this lovely 2+2 bedroom, 3.5 bath home is on a corner lot (tons of room for extra parking) and is in the community of Somerset with schools, water park, LRT, shopping plazas, YMCA, close to Stoney Trail & major highways. Amenities galore. This home offers open spacious floor plan, large windows, tons of natural light, vaulted ceiling and newer laminate flooring throughout. The living/dining room is spacious with gas fireplace with custom feature wall above, door to backyard off the family room for easy access to the back. The kitchen has pantry, island and overlooks the front porch. The primary bedroom is large (easily fits a king bed) with ensuite and walk in closet. A second bedroom (works as an office as well) and 1/2 bath/laundry room complete the main floor. The lower level has been renovated and offers 2 bedrooms & 2 bathrooms (one with its own ensuite) and large rec room. Egress windows in both bedrooms and newer laminate flooring make this a good space for teens or roommates. Furnace room has plenty of storage as well. Back yard is completely fenced with a good sized deck. Central air put in 2022 & new Hot Water Tank (2024) Come and see and make this your forever home. You won't be disappointed.**

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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











205 Somerset Dr SW, Calgary, AB

Main Floor Exterior Area 1133.36 sq ft
Interior Area 1232.41 sq ft
Excluded Area 207.14 sq ft



PREPARED: 2024/10/08



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

205 Somerset Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 1062.00 sq ft
Interior Area 951.27 sq ft



PREPARED: 2024/10/08



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