

**128 SOMERCREST Manor, Calgary T2Y 3C3**

MLS®#: **A2176747** Area: **Somerset** Listing **11/01/24** List Price: **\$587,000**  
 Status: **Active** County: **Calgary** Change: **-\$13k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **4,273 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,494**  
 Low Sqft:  
 Ttl Sqft: **1,494**

DOM

**20**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped,See Remarks,Treed**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,See Remarks,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`7" x 16`11"	Kitchen	Main	15`0" x 10`11"
2pc Bathroom	Main	5`0" x 4`9"	Laundry	Main	6`7" x 8`2"
Bedroom	Upper	10`5" x 12`11"	Bedroom - Primary	Upper	11`3" x 14`5"
4pc Ensuite bath	Upper	8`6" x 5`11"	4pc Bathroom	Upper	6`10" x 8`0"
Bedroom	Upper	10`7" x 11`0"	Bedroom	Basement	11`6" x 14`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9411268**

Remarks

Pub Rmks:

**WELCOME to this fantastic updated 4 bed/2.5 bath two storey family home in Somerset, on a quiet street but a short walk to parks, playgrounds & schools! A lovely front porch & Gemstone lighting (2023) welcome you up to the home. The front entry features gorgeous custom millwork with numerous coat hooks. In the good sized family room, you'll notice the wide plank luxury vinyl that runs thru the whole main floor, and your eyes are drawn up to the soaring ceiling, a relaxing space to entertain family & friends. Going to the rear of the home you'll find a large kitchen/dining area with lovely blue cabinetry, a good sized island and plenty of counter space for the chef in the family. The laundry & powder room complete the main level. Walking into the west facing backyard, you'll find a serene space with a composite deck & beautiful wood gazebo, providing plenty of room to enjoy warm summer evenings. As well, there is a hot tub w/another wood gazebo over it so you can enjoy the tub in all sorts of weather! There is still plenty of grass to play on, ideal for your kids & fur babies alike. Going upstairs you'll appreciate the brand new carpet & fresh paint throughout the upper floor. The primary bedroom features a large picture window overlooking the living room, allowing tons of natural light to flood in, a good sized walk in closet & 4 pc ensuite. Two more generous bedrooms & a 4 pc main bath complete the level. The lower level features a good sized rec room, perfect for family movie nights. An additional bedroom complete the level. The single garage features full length over head storage and is accessible from both the main level & a stairway from the lower level. Roof shingles were replaced in 2021. The mature community of Somerset features numerous parks & playgrounds, walking/biking paths, close to schools and is only minutes from Shawnessy shopping & dining area, Somerset C-Train Station, MacLeod Trail and the Stoney Trail ring road. Book your showing today!**

Inclusions:  
Property Listed By:

**Hot Tub (As Is), Gazebo, Hot Tub Enclosure  
eXp Realty**

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











