



THE
A-TEAM

**RE/MAX
FIRST**

141 SOMERSET Way, Calgary T2Y 3K3

MLS®#: **A2178163**

Area: **Somerset**

Listing Date: **11/08/24**

List Price: **\$729,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **6,275 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,783**

Low Sqft:

Ttl Sqft: **1,783**

DOM

13

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level,Many Trees**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Concrete**
Flooring: **Carpet,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **Granite Counters,Kitchen Island,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4' 8" x 4' 9"
Kitchen	Main	14' 6" x 15' 2"
Living Room	Main	14' 0" x 16' 0"
5pc Ensuite bath	Second	11' 6" x 11' 0"
Bedroom	Second	11' 1" x 9' 6"
Family Room	Basement	18' 1" x 15' 11"
Furnace/Utility Room	Basement	9' 0" x 17' 10"

Room	Level	Dimensions
Dining Room	Main	8' 11" x 9' 3"
Mud Room	Main	9' 5" x 8' 4"
4pc Bathroom	Second	5' 2" x 9' 6"
Bedroom - Primary	Second	11' 7" x 17' 6"
Bedroom	Second	9' 6" x 11' 9"
Game Room	Basement	27' 5" x 16' 2"
Office	Main	10' 6" x 12' 7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9612455

Remarks

Pub Rmks:

OPEN HOUSE - Sunday November 17, 1:00pm - 3:00pm. This exceptionally designed and extremely well cared for home is perfect for busy family life! Located in Somerset, an established community with excellent schools, playgrounds, splash pad, access to walking paths, green spaces, and convenient shopping areas. Nearby you will find the LRT, bus stops, public library, YMCA, and tennis courts, along with access to Stoney Trail and other main arteries. The curb appeal of this home is high, featuring updated Hardie board siding, updated roof shingles, Glowstone exterior soffit lighting, and central A/C. This home is situated on one of the largest lots in Somerset, where you can enjoy your beautiful backyard oasis with hot tub. The main floor of this home features a garage entrance that leads directly into a spacious mudroom with custom built in lockers, and shoe storage. Laundry is conveniently located here as well. The mudroom/laundry leads directly to the back of the fully shelved oversized kitchen pantry, making the task of putting groceries away a breeze! The kitchen and cozy family room overlooks your immaculate south facing backyard. The large updated kitchen features durable and functional quartz countertops, island seating, and practical storage. The dining table is a great feature in this eat-in kitchen. Step down to your open living room that is anchored by a corner gas fireplace, and has plenty of natural light. Enjoy working from home in your stunning office space. Beautiful board and batten detailing and modern oak wainscoting set off this rich and spacious room. A beautifully updated iron railing leads to the upstairs of this home. Here you will find two large bedrooms, a linen closet and 4 piece bath with tub surround. The primary suite has plenty of natural light, and a greate ensuite with soaker tub, double vanity, shower, and private water closet. The walk in closet provides plenty of practical storage. The cozy fully finished basement features a great gym space, and family lounging and TV area. A storage room, as well as built in storage in the utility room will keep you organized. Your zero maintenance private deck with a beautiful pergola is perfect for hosting, barbequing, and relaxing. Enjoy additional seating on the lower stamped concrete patio adjacent to the hot tub. Established landscaping surrounds this sunny backyard oasis. All of your yard equipment can be stored in your handy backyard shed. Mature trees offer maximum privacy. A must see home - practical layout, high end updates, and the perfect family neighbourhood!

Inclusions:
Property Listed By:

**shed, hot tub, TV built-in in basement
Century 21 Bravo Realty**

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









