



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 SOMERGLLEN Common, Calgary T2Y4A3**

MLS®#: **A2178517**      Area: **Somerset**      Listing Date: **11/17/24**      List Price: **\$660,000**  
 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: **1,257**  
 Low Sqft:  
 Ttl Sqft: **1,257**

DOM  
**5**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>11`6" x 13`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 12`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 8`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`4" x 8`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 12`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 12`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>12`5" x 5`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 16`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>26`2" x 31`7"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0012504**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

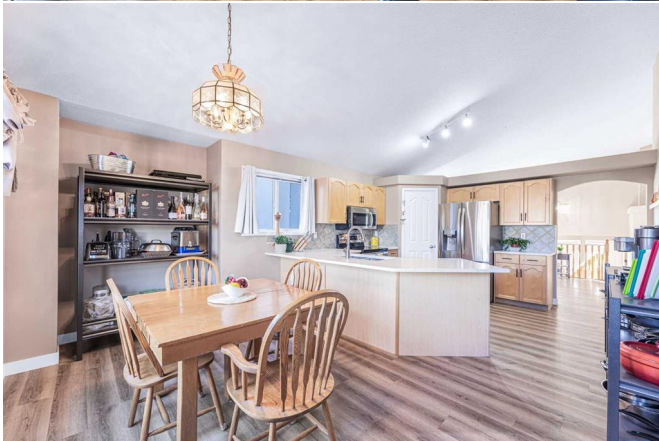
**Welcome Home! This is the opportunity you've been waiting for! This FULLY FINISHED BI-LEVEL house with a DOUBLE ATTACHED GARAGE has so much to offer. As you step through the front door, you are welcomed by gorgeous VINYL flooring that flows seamlessly throughout the home—no transitional strips necessary! Upstairs, you'll find a bright living room that overlooks the foyer, bathed in natural light. The kitchen is a chef's paradise, featuring new QUARTZ countertops, a deep double basin sink, a spacious CORNER PANTRY, and Stainless Steel appliances! The dining room is generously sized and provides access to the lovely backyard and a COMPOSITE DECK, perfect for all your BBQ gatherings! Adjacent to the kitchen is the expansive primary bedroom, complete with an ensuite that includes a walk-in closet, walk-in shower, and a corner soaker tub. The second sizable bedroom and a guest 4-piece bathroom are conveniently located just off the living room, ensuring privacy for both spaces. Venturing downstairs reveals endless possibilities in the vast Rec Room, which boasts a built-in unit and a cozy GAS FIREPLACE—ideal for entertaining or setting up your own home gym! You will also discover a third spacious bedroom that shares access to another 4-piece bathroom. Additionally, there's a large utility room that offers storage and houses your laundry area with newer WASHER AND DRYER! The backyard is a private oasis, particularly during the spring and summer months when surrounded by trees. And when summer's heat hits, fear not, as this home is equipped with AIR CONDITIONING! Don't miss out—schedule your showing today!**

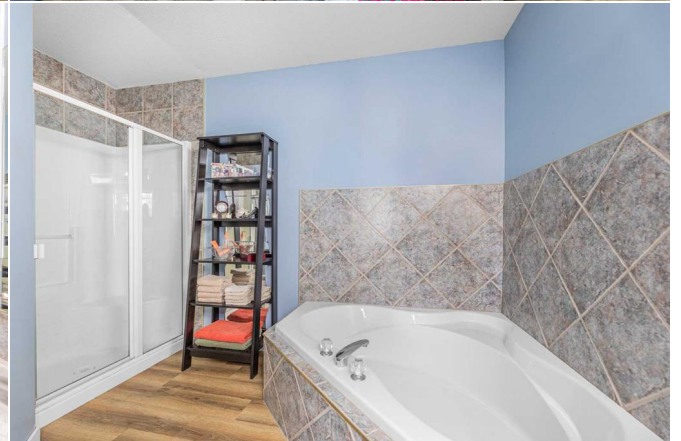
Inclusions:  
Property Listed By:

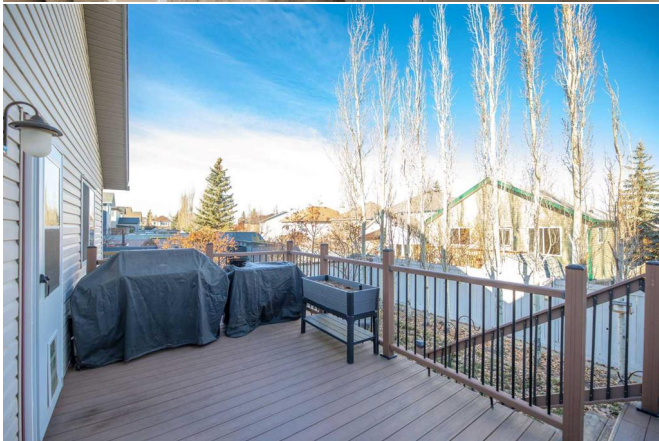
**N/A**  
**RE/MAX Rocky View Real Estate**

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









151 Somerglen Common SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1257.02 sq ft



Main Level  
Exterior Area 1257.02 sq ft



Basement (Below Grade)  
Exterior Area 1651.46 sq ft



PREPARED: 20241117

Walls represent an unexcavated foundation in CLS/CC. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

