



THE
A-TEAM

**RE/MAX
FIRST**

200 SOMERGLEN Common, Calgary T2Y 4E8

MLS®#: **A2178649**

Area: **Somerset**

Listing Date: **11/30/24**

List Price: **\$649,999**

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: **4,025 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,599**
Low Sqft:
Ttl Sqft: **1,599**

DOM

53
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **French Door,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 14`4"
Laundry	Main	6`2" x 6`5"
2pc Bathroom	Main	7`1" x 2`11"
Bonus Room	Upper	15`1" x 12`0"
Bedroom	Upper	12`1" x 10`2"
4pc Bathroom	Upper	8`0" x 5`0"
Great Room	Basement	18`7" x 12`6"

Room	Level	Dimensions
Kitchen	Main	11`4" x 10`1"
Dining Room	Main	11`4" x 10`1"
Bedroom - Primary	Upper	12`1" x 11`6"
Bedroom	Upper	10`5" x 9`1"
4pc Ensuite bath	Upper	7`7" x 4`11"
Bedroom	Basement	16`2" x 10`10"
3pc Ensuite bath	Basement	7`1" x 5`2"

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **0012504**

Remarks

Pub Rmks: **Welcome to 200 Somerglen Common SW Calgary. This immaculate House has total 4 bedroom, 3.5 bathroom family home is nestled in the desirable community of Somerset, With over 2200 square feet of living space developed area. This home offers a spacious, modern layout, more windows for lots of daylight, perfect for families looking for comfort and convenience. Featuring a double attached garage, Main floor laundry, Gas fireplace in Living room with Hardwood flooring. Modern style kitchen with island and Stainless steel appliances. Dining area Open to the kitchen, perfect for a large family dinners. Upstairs 3 Bedrooms 2 full bath and a huge Bonus room, Master bedroom has its Ensuite bath and a walkin closet. Downstairs fully finished basement offers a Great room and another master bedroom with 3pc ensuite bath. There is a potential for the Separate Entrance. Huge Deck and a private fenced backyard. Roof and Siding was replaced in 2021. this home offers everything you need for a growing family. Book your showing today.**

Inclusions:
 Property Listed By: **Royal LePage METRO**

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









