



THE
A-TEAM

**RE/MAX
FIRST**

38 SOMERCREST Circle, Calgary T2Y 3H1

MLS®#: **A2179037**

Area: **Somerset**

Listing Date: **11/15/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,857**

Low Sqft:

Ttl Sqft: **1,857**

Lot Information

Lot Sz Ar: **4,596 sqft**

Lot Shape:

DOM

5

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Lawn,Street Lighting,Rectangular Lot**

Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Workshop in Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`10" x 8`8"
Living Room	Main	12`1" x 8`7"
Family Room	Main	17`5" x 11`10"
2pc Bathroom	Main	9`4" x 5`2"
Bedroom	Second	10`10" x 9`4"
Bedroom	Second	9`11" x 9`4"
4pc Bathroom	Second	8`2" x 4`11"

Room	Level	Dimensions
Office	Main	9`9" x 9`4"
Dining Room	Main	12`0" x 10`10"
Kitchen	Main	12`11" x 11`4"
Bedroom - Primary	Second	14`2" x 12`11"
Bedroom	Second	12`0" x 9`6"
4pc Ensuite bath	Second	8`2" x 6`0"
Bedroom	Basement	15`0" x 12`2"

**Kitchen With Eating Area
3pc Bathroom**

**Basement
Basement**

**13`4" x 12`4"
8`8" x 5`0"**

**Game Room
Storage**
Legal/Tax/Financial

**Basement
Basement**

**18`10" x 11`4"
8`9" x 3`9"**

Title:
Fee Simple
Legal Desc:

9510643

Zoning:
R-CG

Remarks

Pub Rmks: **location, location, location, parks, schools, C-train, transportation, recreation centers and shopping are all around this mature pretty community. Welcome to this well maintained 5 beds, 3.5 bathes features walk out basement---can be used as a mortgage helper, high ceiling lighted home. The best fit of medium sized family. Main floor is covered all through hardwood floor features a high ceiling living room, family room, kitchen and dining room, 2 piece bathroom with laundry machines in, plus an office room, Upstairs built 4 bedrooms and an ensuite and a 4 piece bathroom. Basement has an entertaining/game room, a spacious kitchen and eating area, a 3 piece bathroom, storage etc directly walking out to back yard. New garage window door and new high ceiling area window. A typical medium family dream home!**

Inclusions: **basement refrigerator**
Property Listed By: **Homecare Realty Ltd.**

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











