



THE
A-TEAM

**RE/MAX
FIRST**

63 SOMERVALE Place, Calgary T2Y 3J9

MLS®#: **A2179702**

Area: **Somerset**

Listing Date: **11/17/24**

List Price: **\$614,900**

Status: **Active**

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: **3,509 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,043**
Low Sqft:
Ttl Sqft: **1,043**

DOM

3

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Oversized,Rear Drive,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`10" x 3`6"	Storage	Main	4`8" x 10`4"
Living Room	Main	14`0" x 14`3"	Dining Room	Main	8`10" x 10`11"
Kitchen	Main	8`0" x 9`0"	Bedroom	Main	9`1" x 11`7"
4pc Bathroom	Main	7`1" x 7`10"	Bedroom	Main	9`1" x 11`8"
Bedroom - Primary	Main	11`7" x 13`4"	Laundry	Lower	3`10" x 12`7"
Kitchen With Eating Area	Lower	7`1" x 8`11"	Family Room	Lower	13`5" x 17`6"
3pc Bathroom	Lower	6`6" x 5`2"	Bedroom	Lower	9`5" x 14`9"

Bedroom	Lower	8`2" x 14`1"	Storage Legal/Tax/Financial	Lower	9`10" x 4`3"
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Title: Fee Simple	Zoning: R-CG
Legal Desc: 9611545	

Remarks

Pub Rmks: *****OPEN HOUSE SUNDAY Nov 24/ 2:00pm-4:00pm*** Fall in Love with this Fully finished Amazing property in a popular SW Community of Somerset!! This wonderful BI-LEVEL home offers 1850sqft of developed space, in a quiet cul-de- sac with a sunny West back yard. This home offers total of 5 bedrooms 3up and 2 down with a fully developed suited basement a with private separate entrance. The main floor offers large living room, with gleaming natural hardwood floors throughout. Spacious kitchen with solid wood cabinets, with granite countertops, and a new back splash, with all newer stainless-steel appliances. This home has undergone through tons of recent upgrades, which includes, all new casings and baseboards, all new doors, all new light fixtures, and freshly painted throughout in neutral colors. Functional lay out, with tons of large windows for that natural light, 3 large bedrooms on the main floor with hardwood floors, and a spacious 4pc bath with vinyl flooring. Lower level offers 2 good sized bedrooms in a (illegal) basement suite spacious living room, with all egress windows throughout. Ceramic tile flooring, a new kitchen cabinet and a 3pc bath. Separate entrance, newer exterior siding, and a newer roof. Fully fenced back yard, **OVERSIZED DOUBLE DETTACHED GARAGE** a mechanics dream, with room to park your RV, and a convenient back lane. Nicely landscaped, Minutes to LRT, public Transportation, Shopping Centers, Stony Trail, and all levels of Schools. This is truly amazing property in amazing location come take a look!!!**

Inclusions:
Property Listed By: **NONE**
Century 21 Bamber Realty LTD.

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









