



THE
A-TEAM

**RE/MAX
FIRST**

153 SOMERSET Way, Calgary T2Y 3K3

MLS®#: **A2180349** Area: **Somerset** Listing Date: **12/11/24** List Price: **\$659,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **4,886 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,709**
 Low Sqft:
 Ttl Sqft: **1,709**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Lawn,Landscaped,Level**
 Park Feat: **Double Garage Attached,Enclosed,Garage Door Opener,Garage Faces Front,Insulated,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator**
 Int Feat: **Bookcases,Ceiling Fan(s),Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 1" x 5' 0"	Dining Room	Main	10' 8" x 13' 9"
Foyer	Main	8' 1" x 7' 4"	Kitchen	Main	8' 11" x 15' 10"
Living Room	Main	17' 7" x 13' 2"	3pc Bathroom	Second	5' 1" x 8' 10"
4pc Ensuite bath	Second	9' 5" x 9' 1"	Bedroom	Second	13' 5" x 9' 3"
Bedroom	Second	13' 6" x 9' 3"	Bedroom - Primary	Second	16' 9" x 19' 0"
Walk-In Closet	Second	7' 0" x 7' 7"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

9612455

Remarks

Pub Rmks:

Open House Saturday December 21st from: 1:00PM-3:00PM. Nestled on a quiet, tree-lined street, this beautifully refreshed two-story home offers the perfect mix of comfort, style, and convenience—ideal for first-time buyers or those looking for a fresh start. Step into a bright, open-concept main floor, freshly painted and ready for your personal touch. The kitchen is a true standout, featuring a leathered granite island, deep kitchen sink, stainless steel appliances, modern cabinetry, garburator, and a spacious corner pantry. The cozy kitchen nook is perfect for conversations during meals, adding a warm and inviting touch to your dining experience. Adjacent to the kitchen, the living room boasts gleaming hardwood floors and a gas fireplace, perfect for relaxing evenings or hosting friends. A convenient half bath completes the main level. Upstairs, you'll find three generously sized bedrooms, including a stunning primary suite with vaulted ceilings and a beautifully updated ensuite, creating your very own private retreat. The two additional bedrooms share a modern, updated bathroom, making it a practical and stylish space for family or guests. The fully developed basement offers ample storage space, a large family room, and an extra flex room that can serve as a home office, gym, or guest room—whatever fits your lifestyle best. The backyard is a true oasis with its professionally landscaped, oversized yard, perfect for summer barbecues, relaxing with a good book, or creating a play area for kids and pets. Adding to the home's appeal is the attached double garage and ample parking space, ensuring plenty of room for vehicles and guests. Situated close to schools, playgrounds, a splash park, walking paths, and green spaces, this home offers a family-friendly lifestyle. You'll also enjoy easy access to the LRT, bus stops, public library, YMCA, and tennis courts, with nearby shopping and convenient routes like Stoney Trail. Additional updates, including a new furnace and a replaced roof in 2021, ensure peace of mind for years to come. This Somerset gem, with its lifestyle, thoughtful details, and inviting atmosphere, is ready to welcome you home. Don't miss this incredible opportunity, schedule your showing today!

Inclusions:

N/A

Property Listed By:

CIR Realty

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











