

37 SOMERSIDE Crescent, Calgary T2Y 4G8

MLS®#: **A2180680** Area: **Somerset** Listing Date: **11/23/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,553 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,633**
 Low Sqft:
 Ttl Sqft: **1,633**

DOM

60
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Laminate,Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 7`1"	2pc Bathroom	Main	4`8" x 4`9"
Laundry	Main	6`7" x 9`0"	Living Room	Main	15`6" x 14`1"
Dining Room	Main	8`6" x 12`5"	Kitchen With Eating Area	Main	10`2" x 11`1"
Walk-In Closet	Second	5`8" x 4`1"	4pc Ensuite bath	Second	4`11" x 9`0"
4pc Bathroom	Second	4`11" x 9`0"	Bedroom	Second	10`1" x 12`2"
Bedroom	Second	9`0" x 11`8"	Bedroom	Second	14`0" x 12`2"
Bedroom - Primary	Second	11`0" x 15`8"	4pc Bathroom	Basement	6`6" x 7`7"

Family Room

Basement

17` 10" x 11` 5"

Bedroom
Legal/Tax/Financial

Basement

6` 6" x 7` 7"

Title:
Fee Simple
Legal Desc:

0210884

Zoning:
R-CG

Remarks

Pub Rmks: **Discover this stunning two-storey home in the heart of Somerset, a perfect fit for families! The main floor features an open-concept design, highlighted by a cozy gas fireplace in the living room. The spacious kitchen offers plenty of cabinetry, expansive counters, and a large island, while the bright dining area adds a touch of elegance. Completing the main level are a convenient half bath and a laundry room. Upstairs, there are three generously sized bedrooms. The 4-piece bathroom is ideal for sharing, and the primary suite boasts a walk-in closet and a private 4-piece ensuite. The bonus room is converted into an additional bedroom but easily converted back into a bonus room. The fully finished basement expands your living space with a large family room, a fifth bedroom, a 4-piece bathroom, a mechanical room, and a storage area. Recent upgrades include a new roof and siding (2022), a centralized air conditioner, a new hot water tank, and a garage heater and A/C (2022). Conveniently located with easy access to Stoney Trail and close to amenities like the Somerset Water Park and Shawnessy shops, this home is ready to welcome you. Don't miss your chance to make it yours!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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











