



THE
A-TEAM

**RE/MAX
FIRST**

55 SOMERCREST Close, Calgary T2Y 3H8

MLS® #: **A2182810**

Area: **Somerset**

Listing Date: **12/11/24**

List Price: **\$574,999**

Status: **Pending**

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: **1,276**

Low Sqft:

Ttl Sqft: **1,276**

Lot Information

Lot Sz Ar: **4,380 sqft**

Lot Shape:

DOM

10

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **3 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Gazebo,Front Yard,Low Maintenance Landscape,Level,Private**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Third	11`10" x 15`8"	Bedroom	Third	10`11" x 8`7"
Bedroom	Third	9`10" x 8`8"	4pc Ensuite bath	Third	9`10" x 9`5"
3pc Bathroom	Third	7`0" x 5`0"	Dining Room	Main	12`7" x 12`0"
Kitchen With Eating Area	Main	13`10" x 12`0"	Living Room	Main	15`2" x 12`0"
2pc Bathroom	Basement	8`5" x 5`0"	Bedroom	Basement	11`6" x 8`7"

Furnace/Utility Room
Game Room

Basement
Basement

7`6" x 8`0"
13`3" x 15`1"

Laundry
Storage
Legal/Tax/Financial

Basement
Basement

12`6" x 7`0"
40`7" x 14`0"

Title:
Fee Simple
Legal Desc:

9512933

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this well-updated, well-maintained & well-loved home. Every room in this home has been renovated in some way. Three major renovations to all 3 bathrooms were completed from 2021 -2023. All freshly painted and all new commercial grade laminate throughout the home except where tile & vinyl plank is required. Your new kitchen has an updated backsplash to go with your granite counter tops. You will appreciate the long breakfast bar for entertaining & the large pantry & storage for your everyday needs. The main living room & dining area with their impressive, vaulted ceilings complete the main level. You will appreciate having 3 of the 4 bedrooms tucked away on the top level. Your master bedroom & ensuite was totally transformed for a quiet retreats when needed. The main bathroom allows access for your guests & the two good-sized rooms. You will enjoy another family room just 6 stairs from the kitchen along with quick access to a full laundry room and 4th bedroom. This 3rd bathroom is equipped with plumbing set in the walls for a shower if you choose to add this feature. The roof shingles were replaced in 2018 along with front & back doors in 2021. There is no carpet anywhere in the home, all new flooring was replaced in 2022. You will be happy to know that your new home comes with a mid-efficient furnace & programmable thermostat. The pax wardrobe in the master stays with the home as well as the 40+ feet of shelving in the crawl space. Enjoy the double attached garage in the winter, & the private yard with large deck & pergola in the summer. You will not want to miss this one before it is gone, come by today !Community: Welcome to Somerset is a residential is a family-friendly neighbourhood located in the southwest quadrant of Calgary, Alberta, Canada. It is bounded by the C-Train train-track (LRT) to the east, James Mckevitt Road to the west, Stoney Trail to the south, and 162 Avenue SW to the north. It shares borders with Bridlewood to the west, Shawnessy to the north and east, and Spruce Meadows Trail to the south. Somerset has a community park in its centre, featuring two basketball and tennis courts. There are also four parks in the neighbourhood, providing green spaces and pathways for residents. The Shawnessy YMCA, shopping centre, and Spruce Meadows equestrian facility are nearby. You will enjoy this mature part of the city that has so much to offer, come soon!

Inclusions:
Property Listed By:

none
Real Estate Professionals Inc.

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















