



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 SOMERSET Square, Calgary T2Y 3E4**

MLS®#: **A2188692**

Area: **Somerset**

Listing Date: **01/22/25**

List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 28-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,242 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,613**  
Low Sqft:  
Ttl Sqft: **1,613**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Underground Sprinklers**  
Park Feat: **Double Garage Attached,Garage Faces Front,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Tankless Hot Water**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 10`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 12`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`1" x 14`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`5" x 11`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`8" x 7`0"</b>
<b>Office</b>	<b>Lower</b>	<b>12`2" x 9`11"</b>

Room	Level	Dimensions
<b>Nook</b>	<b>Main</b>	<b>12`10" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>10`4" x 6`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>25`10" x 15`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 12`7"</b>

Furnace/Utility Room

Basement

15`10" x 9`5"

Bathroom - Roughed-in  
Legal/Tax/Financial

Basement

8`1" x 7`9"

Title:  
**Fee Simple**  
Legal Desc:

**9510032**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this stunning bi-level home in the desirable Somerset area, where modern renovations meet thoughtful design. As you enter, you'll be greeted by an inviting open-concept layout that connects the spacious living room to the beautifully renovated kitchen. This chef's paradise features gleaming quartz countertops, newer appliances, and a skylight that floods the space with natural light, making it a delightful area for cooking and entertaining. The home offers three comfortable bedrooms and two full baths, providing ample space for family living. Cozy up on chilly evenings by the gas fireplace, which adds a touch of warmth and ambiance to the living area. Step outside onto the large back deck, perfect for summer barbecues or simply enjoying the tranquility of your private outdoor space. The exterior is enhanced with new siding, while the underground sprinkler system ensures your garden stays lush and vibrant with minimal effort. Additionally, the energy-efficient furnace and air conditioning guarantee year-round comfort, making this home as practical as it is beautiful. This remarkable property is not just a house; it's a place to create lasting memories.**

Inclusions:  
Property Listed By: **NA  
Greater Property Group**

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











