



THE
A-TEAM

**RE/MAX
FIRST**

101 SOMERCREST Close, Calgary T2Y3Z5

MLS®#: **A2193305**

Area: **Somerset**

Listing Date: **02/25/25**

List Price: **\$699,900**

Status: **Active**

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: **1,934**
Low Sqft:
Ttl Sqft: **1,934**

Lot Information

Lot Sz Ar: **5,788 sqft**
Lot Shape:

DOM

0

Layout

Beds: **5 (4 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot**
Park Feat: **Double Garage Attached, Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Natural Gas**
Sewer:
Ext Feat: **Other, Private Entrance, Private Yard, Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
Legal Desc: **9512933**

Zoning: **R-CG**

Remarks

Pub Rmks: **FABULOUS OVER 2800 SQ FT, 4 BDRMS UP AND A STUNNING GOURMET KITCHEN are just a few of the features of this beautiful home. Walking in, you are greeted by**

a vaulted entrance, hardwood flooring, and a neutral modern paint scheme, with a family room and formal dining room. then you enter into the **STUNNING ALL-WHITE KITCHEN, QUARTZ COUNTERTOPS, WITH A HUGE ISLAND WITH SEATING FOR 4, AND SS APPLIANCES.** This kitchen has counter space and cabinets for everything. The living room beside this area has a cozy stone front gas fireplace and huge windows that allow the natural light to beam in. Then, step outside to your beautiful deck with a gazebo and a large staircase to the lawn. Enjoy the firepit in the summers, the Aspens and the private fenced yard. You'll notice that the behind neighbour's home is situated so that you are facing the side of the house with few windows. Back to the main floor, on the other side of the front entrance, is a 2-piece bathroom and a mudroom with the washer and dryer incorporated into it. Upstairs, you will find **A RARE 4 BDRMS UP**, an extra four-piece bath, and the **PRIMARY ROOM BEING LARGE ENOUGH FOR YOUR KING SIZE BDRM SET.** There's a four-piece ensuite with a huge countertop for a make-up area, a separate shower and a large walk-in closet as well. Downstairs is finished with a rec room and bar area, perfect for the kids and family nights. There's also a bdrm down, making this a 5 bdrm home. Updates to the home include some newer windows in the front, new light fixtures on the main floor, a **NEW HIGH-EFFICIENCY FURNACE IN 2023, HOT WATER TANK 2018, CENTRAL AIR CONDITIONING 2023, and newer soffits, roof and siding.** This home's location offers easy access to walking trails, schools, playgrounds, The Shawnessy shopping Center and dining, a YMCA, Somerset C-Train Station, and major transportation routes. with on-ramps to Macloed and Stoney Trail. Don't miss this wonderful family home.

Inclusions:

Property Listed By:

**SHED, BAR, FIREPIT, GAZEBO, SHELVEING IN GARAGE,
One Percent Realty**

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











