



THE
A-TEAM

**RE/MAX
FIRST**

128 SOMERCREST Manor, Calgary T2Y 3C3

MLS®#: **A2195722**

Area: **Somerset**

Listing Date: **02/20/25**

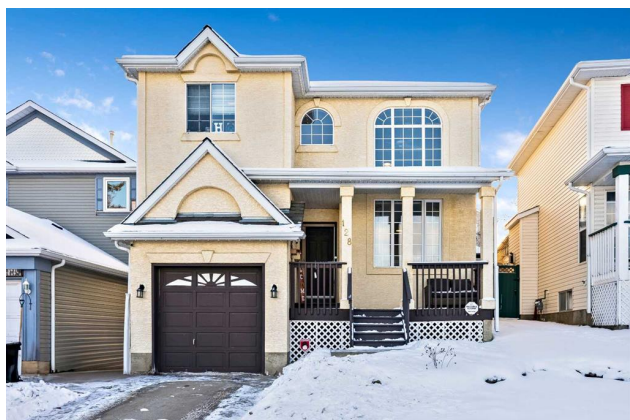
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **4,273 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, Lawn, Street Lighting, Treed**
Park Feat: **Driveway, Garage Door Opener, Insulated, Oversized, Single Garage Attached**

DOM

2

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting, Storage**

Construction: **Concrete, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Closet Organizers, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`5" x 5`4"	Living Room	Main	10`7" x 16`11"
Kitchen	Main	9`8" x 10`11"	Dining Room	Main	7`7" x 9`5"
Laundry	Main	5`2" x 8`3"	Bedroom - Primary	Upper	10`3" x 14`6"
Bedroom	Upper	10`5" x 12`11"	Bedroom	Upper	10`7" x 11`11"
Family Room	Basement	9`5" x 14`0"	Flex Space	Basement	10`6" x 10`6"
Bedroom	Basement	11`7" x 11`11"	Furnace/Utility Room	Basement	7`2" x 7`10"
2pc Bathroom	Main	4`9" x 5`0"	4pc Bathroom	Upper	6`10" x 8`0"

4pc Ensuite bath

Upper

6`0" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9411268

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautifully updated two-story family home in the established community of Somerset. This thoughtfully designed residence offers four bedrooms and two and a half bathrooms, perfectly situated on a peaceful street near parks, recreational areas, and schools. The home greets you with an inviting front porch adorned with new Gemstone lighting (2023) and custom millwork in the entryway. The main floor showcases wide-plank luxury vinyl flooring throughout, featuring a spacious family room with soaring ceilings that create an airy, welcoming atmosphere. The kitchen and dining area boast attractive blue cabinetry, a generous island, and abundant counter space for culinary enthusiasts. Step into the west-facing backyard to discover a private oasis, complete with a composite deck and wooden gazebo perfect for outdoor entertaining. A covered hot tub provides year-round relaxation, while the maintained lawn offers plenty of space for outdoor activities. The upper level, recently refreshed with new carpet and paint, includes three bedrooms, one of which is the primary suite. This retreat features a large picture window overlooking the living room, a spacious closet, and a four-piece ensuite bathroom. Two additional bedrooms and a full bathroom complete this floor. The lower level includes a comfortable recreation room ideal for family gatherings, plus a fourth bedroom. The single garage offers full-length overhead storage and convenient access from both main and lower levels. Recent updates include new roof shingles (2021). This home's location offers easy access to walking trails, Shawnessy shopping and dining, Somerset Train Station, and major transportation routes. The neighborhood offers a blend of community amenities and urban convenience.**

Inclusions: **Hot Tub, Gazebo**
Property Listed By: **RE/MAX Landan Real Estate**

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



