



THE
A-TEAM

**RE/MAX
FIRST**

200 SOMERGLEN Common, Calgary T2Y 4E8

MLS® #: **A2196693**

Area: **Somerset**

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

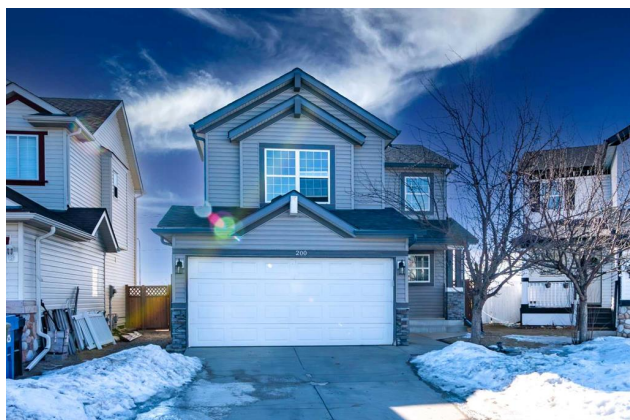
List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,025 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,607**
Low Sqft:
Ttl Sqft: **1,607**

DOM

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

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Pie Shaped Lot, Views**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 10`3"
4pc Ensuite bath	Upper	7`6" x 4`11"
Bedroom	Upper	10`1" x 12`0"
Bonus Room	Upper	12`1" x 15`2"
Dining Room	Main	11`2" x 10`1"
Living Room	Main	14`5" x 14`0"
Family Room	Basement	18`10" x 12`7"

Room	Level	Dimensions
4pc Bathroom	Upper	8`0" x 5`1"
Bedroom - Primary	Upper	12`0" x 11`7"
Bedroom	Upper	9`1" x 10`5"
Kitchen	Main	11`5" x 10`3"
Laundry	Main	6`2" x 6`5"
Foyer	Main	13`0" x 7`0"
Game Room	Basement	16`3" x 10`11"

3pc Ensuite bath

Basement

7' 0" x 5' 2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0012504

Zoning:

R-CG

Remarks

Pub Rmks:

IMMEDIATE/ QUICK POSSESSION!!|Excellent Price | Fantastic Location | Perfect for First-Time Buyers & Investors| This front-attached garage home in **Somerset—one of Calgary's most desirable communities—offers an unbeatable opportunity with 3 bedrooms, (Rec room & Second Family room in the basement), Total 3.5 bathrooms, and a spacious bonus room. With over 2,200 sq. ft. of developed living space, this home features main floor laundry and a cozy gas fireplace in the living room, all complemented by elegant hardwood flooring & Ceramic tiles. The modern kitchen boasts a stylish island, stainless steel appliances, and ample cabinetry, seamlessly connecting to the dining area—ideal for large family gatherings. Upstairs, you'll find three spacious bedrooms, including a master retreat with a walk-in closet and ensuite, plus a huge bonus room perfect for extra living space or a home office. The fully finished basement adds even more value with a large great room, an additional room with a 3-piece ensuite, offering multi-generational living. Step outside to a huge deck and private fenced backyard, ideal for entertaining & summer family/friends BBQ fun. New roof and siding replaced in 2021, this move-in-ready home is an incredible find.Somerset Elementary School | Calgary Board of Education just 0.4 km , Samuel W. Shaw school 2.1 km, Centennial High School 3.2km from the house . Public Transportation bus stop less than 3 minutes away. Close to all shopping centers, Stoney Trail, LRT & playgrounds, parks,& much more. So this is very convenient location for young growing family. Don't miss out on this incredible opportunity—schedule your showing today!**

Inclusions:

Property Listed By:

N/A

Royal LePage Mission Real Estate

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









