



THE
A-TEAM

**RE/MAX
FIRST**

25 SOMERSET Park, Calgary T2Y 3H3

MLS® #: **A2206661**

Area: **Somerset**

Listing Date: **03/28/25**

List Price: **\$599,999**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**
Lot Information
Lot Sz Ar: **4,854 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,680**
Low Sqft:
Ttl Sqft: **1,680**

DOM

18
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	14`2" x 11`11"
Bedroom	Second	8`11" x 13`5"
Living Room	Main	14`7" x 19`2"
Foyer	Main	6`8" x 13`7"
2pc Bathroom	Basement	
4pc Ensuite bath	Second	
Game Room	Basement	21`11" x 14`0"

Room	Level	Dimensions
Bedroom	Second	8`11" x 11`0"
Kitchen	Main	12`4" x 14`11"
Bonus Room	Second	21`1" x 12`9"
2pc Bathroom	Main	
4pc Bathroom	Second	
Laundry	Second	7`10" x 5`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

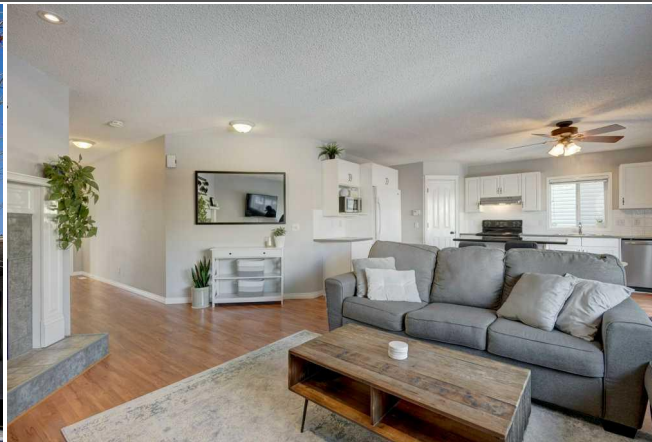
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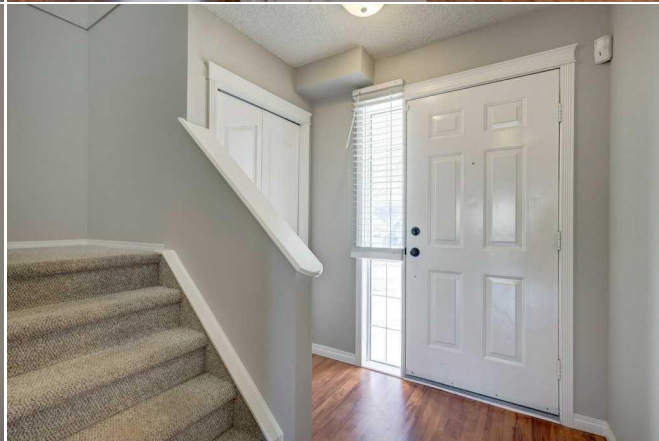
Remarks

Pub Rmks: **Priced to Sell! This beautifully updated and meticulously maintained detached home is bright, welcoming, and ready for its new owner. The main floor boasts an open-concept design, featuring a modern white kitchen with a large central island that seamlessly flows into the living room. Elegant laminate flooring and a cozy corner gas fireplace enhance the space. The level also includes a spacious front foyer and a recently updated powder room. The fully finished basement provides a comfortable living area, ideal for family movie nights, along with a 2-piece bathroom and ample storage space. Upstairs, you'll discover a bright bonus room, perfect for extra living space or even the possibility of a fourth bedroom. There are two generously sized bedrooms, along with a large primary bedroom and ensuite. The en suite includes a walk-in closet and a 4-piece bathroom. The other two bedrooms share a second 4-piece bathroom, and a convenient laundry room completes the upper floor. Step outside from the kitchen's sliding doors to a spacious deck with sleek glass panel railings, along with a ground-level patio—all overlooking a private, mature backyard. The yard is surrounded by tall trees and features a fantastic firepit area, perfect for hosting friends and family. Nestled on a peaceful street in the heart of Somerset, this home is just a short walk from transit, playgrounds, and schools. It truly has it all! This home offers incredible value as the only detached home with a front garage in South Calgary under 600K. Don't miss out on this exceptional opportunity!**

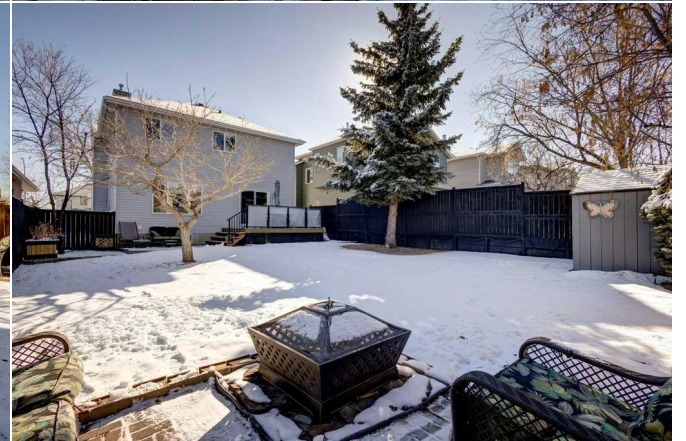
Inclusions: **NA**
Property Listed By: **CIR Realty**

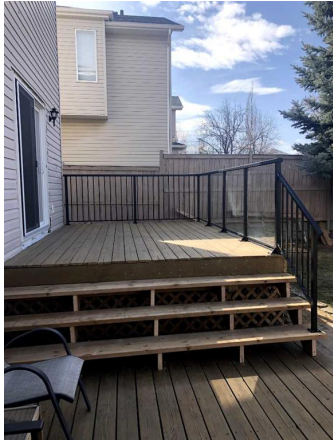
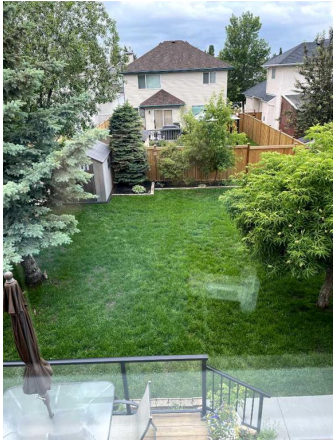
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











25 Somerset Park SW, Calgary, AB

Main Floor
Exterior Area 151.43 sq ft
Interior Area 554.42 sq ft
Excluded Area 292.35 sq ft



0 4 8
PREPARED: 2020/03/05

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

25 Somerset Park SW, Calgary, AB

2nd Floor
Exterior Area 120.28 sq ft
Interior Area 107.81 sq ft



0 3 6
PREPARED: 2020/03/05

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

25 Somerset Park SW, Calgary, AB

Basement (Below Grade)
Exterior Area 630.57 sq ft
Interior Area 538.51 sq ft



0 3 6
PREPARED: 2020/03/05

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.