

45 Somervale Point SW
Calgary, Alberta

MLS # A2166663



\$385,000

Division:	Somerset		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1997 (27 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Enjoy a sense of community, NATURE + lifestyle, in one of the most desirable VILLA locations in SOMERSET! Quiet location in this adult (18+) & pet friendly community. Positioned on one of the largest lots in the community with premium SW backyard EXPOSURE + backing onto PARK/GREENSPACE. Great bones + layout with loads of opportunity to update as necessary. Open concept plan with front formal dining/den, oak kitchen with central island & pantry opens to breakfast nook area & spacious living room with VAULTED ceilings. Primary retreat with 4 pc ensuite, walk-through closet, 2 pc powder room, LAUNDRY & single attached insulated & drywalled garage. Lower level is unspoiled and ready for affordable additional living space to be created with completed 3 pc bathroom & ideal layout for a guest or 2nd bedroom + large family & rec room. Additional features include: SW facing patio, central vacuum system & NEW HWT. Prime location, with a private gate leading to the Somerset/Bridlewood LRT station + walking & biking paths. Short distance to the YMCA (Cardel Rec Centre), Shawnessy shopping center, grocery stores, restaurants, Stoney & MacLeod Trail + Fish Creek Park. Managed with care, the complex features low condo fees covering SNOW REMOVAL, LANDSCAPING & maintenance & replacement of windows + doors. Exceptional Value!