

\$599,900 - 118 Somercrest Gardens Sw, Calgary

MLS® #A2129642

\$599,900

3 Bedroom, 3.00 Bathroom, 1,518 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

--- Open house: May 11, 2024 Saturday from 2:00 PM to 4:00PM --- First time buyer / Investment alert!

Welcome to this exquisite residence nestled on a tranquil street within the highly coveted community of Somerset. This delightful two-story abode with laminate flooring throughout the main level. Upon entry, you are graciously welcomed by a spacious foyer, ideal for receiving guests, accompanied by a convenient double attached garage.

The heart of the home unfolds seamlessly, featuring a harmonious fusion of the kitchen, living, and dining areas. A generously proportioned dining space sets the stage for culinary gatherings and memorable meals. The primary suite is complete with a substantial walk-in closet and a 4-piece en-suite bathroom. Two additional generously sized bedrooms, along with an oversized main bathroom, cater to the needs of family and guests.

The unfinished basement offers ample storage space and presents an opportunity for customization to suit your preferences and lifestyle. Outside, the expansive WEST facing yard basks in sunlight, providing an abundance of green space for outdoor enjoyment and children's play.

Noteworthy updates include a high-efficiency furnace installed in 2020, while the roof and hot water tank were both replaced in 2016. In 2022, the entirety of the house's Ploy-B system underwent replacement. Somerset



epitomizes community living, offering proximity to schools, playgrounds, public transportation, shopping amenities, and its own community water park and play area. Additionally, the residence enjoys convenient access to the C-train station and YMCA, with the added benefit of being just minutes away from the new ring road, providing swift access to the majestic Rocky Mountains.

This home presents an exceptional opportunity to embrace a coveted lifestyle within a vibrant neighborhood, marrying comfort, convenience, and value.

Built in 1997

Essential Information

MLS® #	A2129642
Price	\$599,900
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	118 Somercrest Gardens Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K6

Amenities

Amenities	Park, Parking, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 17th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	73.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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