

\$575,000 - 28 Somervale Close Sw, Calgary

MLS® #A2142474

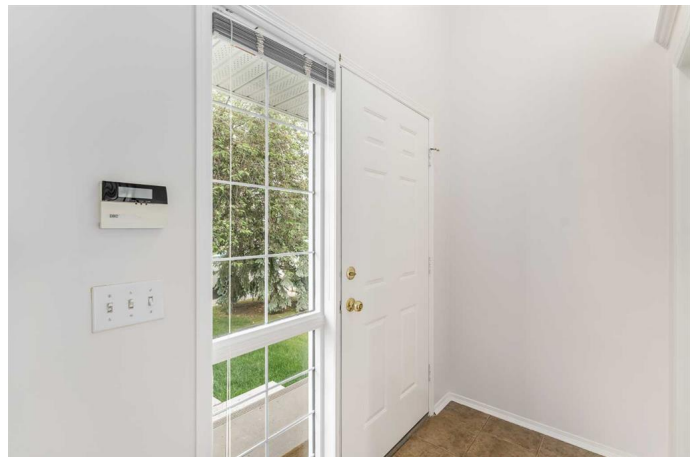
\$575,000

3 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.08 Acres

Somerset, Calgary, Alberta

Welcome to this charming two-story walkout home, nestled on a quiet street in Somerset. Enjoy the convenience of being within walking distance to the C-Train and all the amenities Shawnessy has to offer. As you enter, you'll be greeted by a vaulted entrance that leads to a front formal living or dining room, complete with a beautiful bay window that fills the space with natural light from its west exposure. The heart of the home is undoubtedly the central kitchen. Featuring recently refreshed white cabinets with sleek gold hardware, brand new epoxy countertops, and stunning laminate floors that extend throughout all three levels, this kitchen is both stylish and functional. The raised breakfast bar is perfect for your morning coffee or a casual meal, making it a hub of activity and conversation. Adjacent to the kitchen, the back living/dining room is a cozy retreat with a gas fireplace, perfect for snuggling up on cold winter nights. Large windows provide a seamless connection to the outdoors, and a door leads to the raised deck, where you can enjoy the morning sun and peaceful views to the east. Upstairs, the home continues to impress with three generously sized bedrooms. The primary bedroom is a true sanctuary, featuring a smart cheater door that provides convenient access from both the primary suite and the main hall. This thoughtful design ensures privacy and functionality. The other two bedrooms are spacious and bright, offering plenty of room for family members or guests. The walkout lower level is a standout



feature of this home. With abundant natural light, this space doesn't feel like a basement at all. The large rec room is incredibly versatile, suitable for use as a kids' play area, home gym, or entertainment space. The possibilities are endless, allowing you to customize the space to fit your needs. The outdoor space is equally impressive. The fully fenced backyard provides a safe and private area for children and pets to play. A gate leads to your gravel parking pad, offering convenience and additional parking options. There's ample room for a future garage without compromising the generous backyard space, giving you the flexibility to expand as needed. And as if there wasn't enough value, the exterior siding has all been replaced and the roof is brand new!

Living in Somerset means enjoying a community that offers everything you need within reach. From the nearby C-Train station for easy commuting to the variety of shops, restaurants, and services in Shawnessy, you'll have everything at your fingertips. This beautifully maintained home offers a perfect combination of comfort, convenience, and value, making it an ideal choice for your next home.

Don't miss out on this exceptional property. Contact us today to schedule a viewing and discover what Somerset has to offer.

Built in 1997

Essential Information

MLS® #	A2142474
Price	\$575,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,296
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Somervale Close Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3J9

Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Bookcases, Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2024
Date Sold July 3rd, 2024
Days on Market 13
Zoning R-C1N
HOA Fees 73.50
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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