



78 Somervale Green Calgary Alberta

\$630,000

WATCH THE VIDEO! This home has so much **VALUE** and would be perfect to start your family, for a single parent w/ the mortgage helper option in the basement, for anyone w/ a home business, OR for a downsizer. With freshly painted walls, LVP floors & new baseboards all throughout, you have a front hall closet & you'll catch views of your living/dining room space. With a wall for your TV - your living room allows for multiple couch set-ups, 2 BIG SE-facing side windows w/ blinds & spot for a sideboard, bar cart or coffee station. Take a look at your fully renovated kitchen. You've got SS Samsung appliances, incl. a **DOUBLE OVEN**, a **MIELE DISHWASHER**, a window over your sink, a **GARBURATOR** & **NEW** classic shaker cabinets w/ wood interiors, an accented subway tile backsplash, contrasting quartz countertops & a barn door to match your counters that leads to your oversized pantry. Your kitchen is filled w/ natural light coming in from the sliding doors leading onto your upper deck w/ built-in blinds on both of these doors & your upper deck has just been painted. You have space for your BBQ + a large table, sectional or just for kids toys w/ views of your **BIG** backyard. You also have stairs leading to your lower patio. Finishing off this floor is your updated guest bathroom. Upstairs, you have your large primary bedroom w/ a His+Hers closet. Just outside is your shared 4-piece bathroom w/ an LED touch light mirror, new floor, vanity w/ quartz countertops + new fixtures. To finish off this floor, you have 2 additional bedrooms, currently used as a kids bedroom & art studio - they would also make for a great office, a walk-in closet, you name it! These bedroom windows have SW exposure onto the cul-de-sac & you can appreciate your newer roof from here. You have a linen closet & your carpet is only 2yrs old. Downstairs, it smells like a brand new home w/ the newly re-finished basement. ...

Other 15.75 Ft x 10.42 Ft

Bedroom 12.75 Ft x 11.83 Ft

3pc Bathroom 10.33 Ft x 5.00 Ft

Laundry room 5.17 Ft x 3.42 Ft

Furnace 6.83 Ft x 7.50 Ft

Other 18.00 Ft x 8.00 Ft

Living room 12.00 Ft x 11.17 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

Pantry 3.25 Ft x 8.83 Ft

Other 16.00 Ft x 10.00 Ft

Primary Bedroom 14.58 Ft x 10.67 Ft

Bedroom 8.25 Ft x 11.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
RE/MAX First

<https://mariangelaavila.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

Kitchen12.00 Ft x 13.25 Ft

Dining room13.17 Ft x 9.00 Ft

Bedroom8.25 Ft x 13.58 Ft

4pc Bathroom8.00 Ft x 5.00 Ft