



## 4000 Somervale Court Calgary Alberta

\$288,000

TURN-KEY and MOVE-IN READY, with POND/WETLAND VIEWS and ALL UTILITIES INCLUDED in the fees, this 845 square foot, very stylish and affordable 2-bedroom will appeal to everyone with versatile tastes. The finishings are like being a first owner, just upgraded to contemporary-style 8" wide-board hardwood through the open floor plan living spaces, from the welcoming foyer, full sized dining, central study/desk space, and wraparound kitchen, and including brand new, high-end, creamy, patterned carpets in the spacious pond-facing living room and bedrooms (complete with large bright SouthEast windows and sliding patio doors to the 12.5'x7.5' 3rd floor balcony) - every day is a treat to enjoy in this well-appointed floor plan. BLACK STAINLESS STEEL refrigerator and glass-top range (both with 5 year extended warranties) are ThinQ, with smart technology apps, manuals available, and along with the over-the-range microwave, are 2023 purchases. The warm kitchen includes tons of counter, cabinetry, long eating bar and storage. Both stainless washer AND dryer were bought in 2022, also include 5 year extended warranties, manuals, and are full-sized steam-function appliances. These are situated inside a laundry room, not just closet and set back conveniently from the comfortable and relaxing lifestyle of this beautiful home. Enjoy VIRTUAL STAGING for some furnishing options in the iGUIDE and Photos, then visit in person before it's gone. Somerset and Bridlewood Communities share direct access to tons of amenities, walking pathways, wetlands, Fish Creek, schooling, major routes, AND this home is a 5-minute walk to C-Train, Shawnessey plus being near to South Calgary Health facilities as well. Though the property includes a parking stall, most won't need it for daily living requirements - come see for yourself - pet friendly, and most documents available immediately via your agent. B...

Foyer 7.33 Ft x 4.67 Ft

Dining room 9.67 Ft x 7.33 Ft

Kitchen 8.67 Ft x 9.08 Ft

Living room 14.50 Ft x 12.83 Ft

Study 16.08 Ft x 4.08 Ft

Primary Bedroom 12.33 Ft x 11.75 Ft

Bedroom 12.42 Ft x 10.08 Ft

4pc Bathroom 5.00 Ft x 8.92 Ft

Laundry room 4.17 Ft x 4.33 Ft

Other 12.67 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

**RE/MAX**  
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