



## 2000 Somervale Court Calgary Alberta

\$299,888

Outstandingly located 2 bedroom, 2 bathroom TOP FLOOR, END UNIT! This spacious and bright floor plan is bathed in natural light with gleaming hardwood floors and excellent connectivity. Designer lighting adorns the dining room creating a casually elegant entertainment space or convene around the raised breakfast bar on quiet nights in. Host with ease in the crisp white kitchen with clear sightlines so you don't miss any of the conversation. Extra windows thanks to the corner location allow for seemingly endless sunshine to stream into the living room providing an inviting space to gather and unwind. No above neighbours to spoil your peace and quiet. Patio sliders lead to the covered balcony with sunny SE exposure enticing morning coffees, evenings barbequing with friends and lazy weekends soaking up the fresh air. The floor plan is the perfect layout for privacy with the bedrooms on either side of the unit ideal for roommates, guests or working from home. Retreat at the end of the day to the calming primary oasis with large dual closets and your own private ensuite. The second bedroom is handily located on the other side of the unit near the second 4-piece bathroom. In-suite laundry and an assigned parking stall add to your comfort and convenience. Condo fees include all utilities except cable and internet making budgeting a breeze! Phenomenally located on a quiet street just down from the LRT Station, the YMCA/Cardel Rec Centre and the infinite amount of amenities, shops, services and restaurants in Shawnessy - all within walking distance! This fantastic community is also an outdoor enthusiast's dream with extensive pathways, numerous parks and outdoor activities as well as close proximity to Fish Creek Park, Sikome Lake, Spruce Meadows and the Sirocco Golf Course! Truly an unsurpassable location for this impeccably maintained home! (id:6769)

Living room 12.17 Ft x 13.42 Ft

Dining room 10.50 Ft x 10.42 Ft

Kitchen 10.42 Ft x 10.00 Ft

Primary Bedroom 13.25 Ft x 13.92 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

Bedroom 11.67 Ft x 10.67 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

Laundry room 6.50 Ft x 5.00 Ft

Listing Presented By:



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