



## 45 Somervale Point Calgary Alberta

\$385,000

Enjoy a sense of community, NATURE + lifestyle, in one of the most desirable VILLA locations in SOMERSET! Quiet location in this adult (18+) & pet friendly community. Positioned on one of the largest lots in the community with premium SW backyard EXPOSURE + backing onto PARK/GREENSPACE. Great bones + layout with loads of opportunity to update as necessary. Open concept plan with front formal dining/den, oak kitchen with central island & pantry opens to breakfast nook area & spacious living room with VAULTED ceilings. Primary retreat with 4 pc ensuite, walk-through closet, 2 pc powder room, LAUNDRY & single attached insulated & drywalled garage. Lower level is unspoiled and ready for affordable additional living space to be created with completed 3 pc bathroom & ideal layout for a guest or 2nd bedroom + large family & rec room. Additional features include: SW facing patio, central vacuum system & NEW HWT. Prime location, with a private gate leading to the Somerset/Bridlewood LRT station + walking & biking paths. Short distance to the YMCA (Cardel Rec Centre), Shawnessy shopping center, grocery stores, restaurants, Stoney & MacLeod Trail + Fish Creek Park. Managed with care, the complex features low condo fees covering SNOW REMOVAL, LANDSCAPING & maintenance & replacement of windows + doors. Exceptional Value! (id:6769)

3pc Bathroom 8.50 Ft x 4.92 Ft

2pc Bathroom 4.92 Ft x 6.33 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Primary Bedroom 11.50 Ft x 19.08 Ft

Dining room 10.92 Ft x 12.42 Ft

Kitchen 19.83 Ft x 10.92 Ft

Living room 13.25 Ft x 20.00 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<https://allredweston.com/>



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