



# 136 Somercrest Manor Calgary Alberta

\$540,000

This is an incredible opportunity to add value to this bright and welcoming Somerset home! By doing some TLC and adding sweat equity along with the recent upgrades, this house will grow in value! The price reflects work needed and is a fantastic opportunity to get into a great neighborhood! The exterior has newer roof shingles and newer modern vinyl siding. The interior has been updated with freshly painted walls, new baseboards (main), new Luxury Vinyl plank floors through most of the main level and new countertops in the kitchen and the 2 bathrooms up. On the main you will find a very convenient Flex room as you enter. This large room is perfect as a home office, formal dining or living room or even a fun children's playroom. Natural light pours into the rear family room and kitchen from the SW, bringing warmth to the heart of the home! The kitchen overlooks the backyard and is open to the dining and family room, ideal for entertaining or family time. Newly finished countertops, new faucet and new cabinets doors and handles recently added. You can enjoy cozy evenings by the warmth of the corner gas fireplace in the family room. The large laundry room is conveniently situated on the main floor along with the 2-piece bath. Upstairs you'll find 3 bedrooms and 2 full bathrooms. You'll love the size of the Primary suite with double his/hers closets and a private 3 piece ensuite with a window, shower, new countertop and faucet. The fully finished lower level is a great Teen retreat or additional family living space. With a newer Egress window in the bedroom and a newer large window in the Recreation room it's bright and welcoming. The 3 piece bathroom was previously remodeled with a huge shower, vanity, tile floors and space for a storage cabinet. You'll find plenty of additional storage in the lower level furnace room. With a little imagination you can create a lov...

3pc Bathroom 8.00 Ft x 5.33 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.92 Ft x 11.50 Ft  
Bedroom 10.00 Ft x 12.00 Ft  
Bedroom 11.75 Ft x 11.75 Ft  
3pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 10.92 Ft x 11.75 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Living room 11.50 Ft x 14.00 Ft  
Family room 11.67 Ft x 15.00 Ft  
Other 12.08 Ft x 7.50 Ft  
Kitchen 9.75 Ft x 7.83 Ft

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

Listing Presented By:



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## RE/MAX Realty Professionals

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Bedroom 10.92 Ft x 10.58 Ft