



## 26 SOMERCREST Circle Calgary Alberta

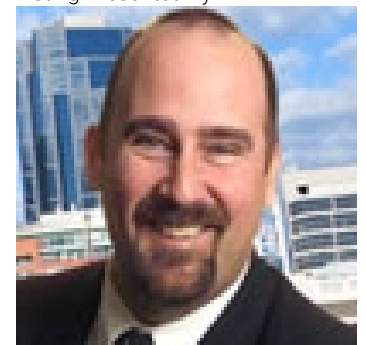
\$569,900

WELCOME to this CHARMING, A/C'D 3-LEVEL SPLIT HOME w/3 Bedrooms, 3 FULL Bathrooms, an ATTACHED HEATED DOUBLE GARAGE, + 1,847 sq ft of DEVELOPED Living Space. NESTLED on a QUIET STREET on a 4,660 sq ft Lot in the FAMILY-FRIENDLY community of SOMERSET w/MATURE TREES. Step through the front door into a SPACIOUS FOYER w/NEUTRAL Colour Tones, Laminate and Carpet Flooring + VAULTED CEILINGS - the beginning of this home's INVITING Charm!! Direct access to the ATTACHED GARAGE is on the right. Up the stairs, the MAIN LEVEL offers a SPACIOUS LAYOUT. The LIVING ROOM is BRIGHT + INVITING w/a BAY WINDOW that fills the space w/NATURAL LIGHT - PERFECT for FAMILY GATHERINGS or RELAXING w/a book. The CONNECTED Dining Room is IDEAL for meals w/FAMILY + FRIENDS, sharing laughter + making lasting memories. The 'Heart of the Home' is outfitted w/OAK CABINETRY, PANTRY, a TILED BACKSPASH + SS APPLIANCES. The CONNECTED Breakfast Nook is PERFECT for those QUICK, on-the-go meals!! Onto the NEWER DECK, enjoy Summer BBQ's w/the BUILT-IN GAS LINE. Up the 2nd set of stairs is the UPPER LEVEL RETREAT. A 4 pc BATH w/a SOAKER TUB, The PRIVATE + SPACIOUS PRIMARY BEDROOM - designed for COMFORT, featuring a WALK-IN CLOSET + its own 4 pc ENSUITE w/a SOAKER TUB - your personal escape at the end of the day. A 2nd GOOD-SIZED BEDROOM completes this level, IDEAL for FAMILY, Guests, or a HOME OFFICE. The BASEMENT adds INCREDIBLE VALUE w/DUAL STAIRCASE ACCESS to the Main Level - offering CONVENIENCE + FUNCTIONAL FLOW for busy households. This level features a 3RD BEDROOM - PERFECT for Guests, a Teen Retreat, or a dedicated HOBBY SPACE. There is also a 4 pc BATH w/a SOAKER TUB. The LARGE FAMILY ROOM w/a GAS FIREPLACE sets the stage for COZY MOVIE NIGHTS or RELAXING after a long day. Need storage? You'll LOVE the 35'6" x 10'7" CRAWL SPACE - Store ALL of your SEASONAL DECOR + more. This level is complete w/a UTILITY...

Primary Bedroom 15.33 Ft x 12.08 Ft  
 Other 8.67 Ft x 4.92 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft  
 Bedroom 13.92 Ft x 9.33 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft  
 Furnace 5.58 Ft x 4.25 Ft  
 Storage 35.50 Ft x 10.58 Ft  
 Living room 13.50 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

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**RE/MAX Realty Professionals**

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4pc Bathroom 7.67 Ft x 4.92 Ft  
Family room 16.83 Ft x 14.92 Ft  
Bedroom 11.83 Ft x 7.83 Ft  
Laundry room 4.92 Ft x 4.17 Ft

Kitchen 11.08 Ft x 8.67 Ft  
Dining room 11.08 Ft x 9.17 Ft  
Breakfast 8.75 Ft x 8.00 Ft  
Foyer 9.00 Ft x 5.75 Ft