



GRASSROOTS
REALTY GROUP

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16334 Somercrest Street SW
Calgary, Alberta

MLS # A2244580



\$600,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Furniture negotiable, Westing House Generator 12, 500 kWh (can power entire house if needed) negotiable

This property has anything and everything you could want at a price you can't ignore! The absolute PERFECT layout for entertaining & keeping an eye on your family showcasing an "almost" complete wall of windows peering into your big, green, private backyard! This is the definition of the perfect entertaining home with amazing flow & function throughout the main living area to out back! Enjoy 3 levels of tastefully updated living that is conveniently located in the gorgeous community of Somerset! This community stands above all the others with its convenient pathways, updated spray park & tennis courts, and distance to all ball fields, parks, Somerset-Bridlewood LRT & shopping... the list goes on and on! The main floor of this home is anchored with new vinyl flooring, built ins & a wall of windows. You will notice the updates throughout including, lights, flooring, hardware & window coverings! | 8 year old HWT | 6 year old Furnace & Humidifier | Heated Double Attached Garage | Upstairs provides perfect function - boasting 3 bedrooms, two bathrooms & plenty of storage. The fully finished basement extends your living space and offers so many versatile OPTIONS, right now, it's the perfect recreation & gym space (rubber flooring) but can easily be rejigged to accommodate an additional bathroom, bedroom or a relocation of the laundry (currently on the main floor) - if you want! - You Got it! Most of what this home has to offer is negotiable including a 12,500 kWh Westing House Generator that can run the entire home by a transfer switch off natural gas, propane or gasoline! Also, If you want the gorgeous furniture in this home - let's talk!