



**GRASSROOTS**  
REALTY GROUP

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**38 Somervale Point SW**  
**Calgary, Alberta**

**MLS # A2251429**



**\$425,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow-Villa		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** None

Welcome to 38 Somervale Point, a rare opportunity to live in one of the nicest adult developments in the SW. This WALK OUT VILLA offers over 2000 square feet of living, with a floor plan offering optimum comfort and convenience. Spacious main level boasts front flex room, perfect for formal dining, office or library, vaulted and airy living room with an open plan to the functional kitchen, and large master suite, complete with walk through closets and 3 piece ensuite. Lower level offers a huge second living room featuring gas fireplace, ample second bedroom, spacious flex room, and convenient 4 piece bath. Access the serene outdoor setting by the balcony on the main level or step out onto your private patio from the lower walk out level. Location is unbeatable, quiet, close to shopping, LRT and parks, with no through traffic. Rarely do villas come up in this development, and with full walk out, this is truly an opportunity. Come and see what Somerset and Somervale Point have to offer, lovely home, fabulous location!