



GRASSROOTS
REALTY GROUP

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50 Somervale Green SW
Calgary, Alberta

MLS # A2260642



\$569,900

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Basement Appliances: Electric Stove, Refrigerator, Hood Fan, Washer, Dryer

Great location in one of Calgary's most desirable neighborhoods. Walking Distance to LRT station. Fantastic opportunity to own this beautiful Bi-Level family home with fully finished WALKOUT Basement Illegal Suite in the highly sought-after community of Somerset. Home features an open concept plan and fresh new paint. Boasting a large living room w/high vault ceiling. Gourmet kitchen features u-shaped kitchenette with plenty of counter space. Bright dining room overlooks a large backyard and perfect for hosting those memorable meals. 3 large size bedrooms incl the master has French (cheater door) access to the well-appointed 4pc full bathroom for the convenience. Another half bathroom & laundry set also complete on main. Fully Finished WALKOUT Basement has a separate entry, feature bright family room and full kitchen including the kitchenette with appliances, living room with gas fireplace, spacious 2 large bedroom and 4pc full bathroom, and its own laundry set. This amazing unit can provide you with an extra income source or it can be a perfect space for additional multi-generation family members or students who need their own space. Fully fence/landscaped with interlocking patio stones! Have peace of mind as ALL Poly-B pipe has been replaced. Double Attached Garage w/south-facing driveway (making shoveling easier). Ideally located close to shopping, c-train access, schools, parks, and all essential amenities.... Act quick before it's gone!