



GRASSROOTS
REALTY GROUP

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11 Somervale Drive SW
Calgary, Alberta

MLS # A2280433



\$559,900

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,033 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Off Street, Oversized, Rear Drive, Single Garage Detach		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours B		

Heating:	Forced Air	Water:	-
Floors:	Stone, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Wow. Wow. Wow! Homes of this quality, configuration and location rarely come to the market and it is one you absolutely do not want to miss seeing. Stunningly updated and incredibly functional this amazing family bilevel features almost 2000 square feet of developed living space that includes 3 good sized bedrooms up, a fully updated 4 piece bath with quartz counters and under-mount sink, a stunning new kitchen with full height cabinetry brilliantly configured with easy access space saving lower corner cabinets, quartz countertops, valance lighting, new sink and tap set, new backsplash and high quality stainless steel appliances. A spacious dining area adjacent to the kitchen affords an abundance of light, a full pantry and great flow to everywhere in the home including an exquisite front formal living room accented with elegant railings that overlook the sunken entry way and a large bay window that washes the room in natural light. The fully finished basement features oversized windows, a massive family room with gas fireplace, 2 large separate storage areas, easy access lower laundry, a huge guest bedroom with adjoining den and a fully updated 3 pc bath with new vanity, quartz counter top with under-mount sink, new toilet and new shower with full height shower tile. Practically every meaningful part of this home has been upgraded with the highest quality materials. Renovations include new appliances (2016), new high efficiency furnace and hot water tank (2016), new LVP flooring and carpet (2019), new kitchen (2019), new high efficiency TRIPLE PANE windows throughout the entire home (2019), new interior passage doors (2019), new high end window coverings (2019) new paint, (2019), All poly-b piping removed (2019), newly updated bathrooms (2019), new perimeter fencing (2019), new poured in place side-walks and patio (2019), new roof (2024), and

new oversized single detached garage (2016). Renovations were done entirely for the owner over a period of time and this is not a flip. There is hardly anything conceivable that would need to be changed that hasn't been touched. This outstanding 4 bedroom property also features CENTRAL AIR CONDITIONING to keep you cool on those hot summer nights, is beautifully landscaped and boasts a side entrance that affords the potential for a separate living area in the basement. In fact the location of the den off the lower bedroom could make a great space for a second kitchen, with the adjacent utility area right behind the closet. This amazing family home is situated in a wonderful location close to parks, paths, shopping, the LRT and all amenities, is almost impossible to duplicate at this price and must be seen to be appreciated. Don't miss viewing today.