



**53 Somervale Point SW
Calgary, Alberta**

MLS # A2298636



\$399,900

Division:	Somerset		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,305 sq.ft.	Age:	1997 (29 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Level, Many Trees		

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Asphalt, Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shelves in garage and basement storage room

Very rare to find a villa bungalow in this price point!! Located walking distance from the LRT and shopping!! This 18+ complex allows dogs and cats with board approval. No weight restrictions in place. When you first enter the home you are greeted with a large tiled entry ideal for when the family comes over. The living room offers vaulted ceilings and tons of natural light. Kitchen has an island, stainless steel appliances and tons of countertop working area. Dining room area allows for a large expandable table so you can still host the holidays. Huge primary bedroom has vaulted ceilings, two large windows and a walk in closet. There is a 4pc bath and laundry located on the main level. The home has a loft area that overlooks the living room. It is ideal for a guest suite, TV room, office, workout area...you choose. The loft area offers a 2pc bath ideal for all the listed uses. The basement is fully developed with a huge family room, den, bar area, storage, and a 3pc bath. The sliding doors in the living room flow to the private good size patio that backs onto a greenspace.