



**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 a movable 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.