

209 Somervale Point SW
Calgary, Alberta

MLS # A2300761



\$399,900

Division:	Somerset		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	1,016 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions: all window coverings

Welcome to this Wonderful Home in the Adult (18+) Community of Somer Pointe. Enjoy the Spacious Front Entrance with Access to the Attached Garage. Gleaming Hardwood Floors greet you in the Kitchen, Dining Room and Living Room. Large Living room Boasts a Corner Gas Fireplace and the Bright Room leads to Fantastic South Facing Patio looking onto the Lush Landscaping and Trees. Upstairs you will Find a Big Master Bedroom with Walk-In Closet, Generous Sized 2nd Bedroom and Main Full Bathroom. In the Lower Level you will see a side-by-side Washer & Dryer., a Fully Finished Basement with Massive Recreation Room, Storage Room, Utility Room with lots of Room for Storage and a Full Bathroom. Brand New Furnace with Warranty Transferrable to New Owner. Somer Pointe benefits from its Prime Location, offering easy access to a Private Gate leading to the Somerset/Bridlewood LRT Station and Walking & Biking Paths. Very Close to Amenities Such as YMCA (Cardel Rec Centre), Public Library, Multiple Shopping & Dining Options and so much more! Great Home in a Great Location!!!!