

38 Somervale Point SW

Calgary, Alberta

MLS # A2251429



\$425,000



Division:	Somerset			
Type:	Residential/Four Plex			
Style:	Bungalow-Villa			
Size:	1,069 sq.ft.	Age:	1997 (28 yrs old)	
Beds:	2	Baths:	2 full / 1 half	
Garage:	Single Garage Attached			
Lot Size:	0.07 Acre			
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private			
Heating:	Forced Air, Natural Gas		Water:	-
Floors:	Carpet, Linoleum		Sewer:	-
Roof:	Asphalt Shingle		Condo Fee:	\$ 419
Basement:	Finished, Full, Walk-Out To Grade		LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame		Zoning:	M-CG d44
Foundation:	Poured Concrete		Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)			
Inclusions:	None			

Welcome to 38 Somervale Point, a rare opportunity to live in one of the nicest adult developments in the SW. This WALK OUT VILLA offers over 2000 square feet of living, with a floor plan offering optimum comfort and convenience. Spacious main level boasts front flex room, perfect for formal dining, office or library, vaulted and airy living room with an open plan to the functional kitchen, and large master suite, complete with walk through closets and 3 piece ensuite. Lower level offers a huge second living room featuring gas fireplace, ample second bedroom, spacious flex room, and convenient 4 piece bath. Access the serene outdoor setting by the balcony on the main level or step out onto your private patio from the lower walk out level. Location is unbeatable, quiet, close to shopping, LRT and parks, with no through traffic. Rarely do villas come up in this development, and with full walk out, this is truly an opportunity. Come and see what Somerset and Somervale Point have to offer, lovely home, fabulous location!