



**209 Somervale Point SW  
Calgary, Alberta**

**MLS # A2300761**



**\$399,900**

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

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Storage, Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 420

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**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!!!!