



GRASSROOTS
REALTY GROUP

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61 Somervale Point SW
Calgary, Alberta

MLS # A2332638



\$430,000

Division:	Somerset		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Guest, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Gazebo, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator Downstairs		

Beautiful, bright end-unit bungalow villa in the highly sought-after 18+ community of Somer Pointe! Offering over 2,100 sq. ft. of finished living space, this meticulously maintained home combines the ease of bungalow living with the added flexibility of a loft and fully developed basement. As an end unit, you'll appreciate the abundance of natural light that fills the home. A spacious front foyer welcomes you inside before opening to the impressive main living area, where vaulted ceilings, expansive windows, and an open-concept layout create an inviting atmosphere for everyday living and entertaining. The well-appointed kitchen features ample cabinetry and counter space, a central island with breakfast bar, and overlooks the dining area and bright family room. Sliding patio doors lead to your private outdoor space backing onto a peaceful, tree-lined green space, offering both privacy and convenient access to additional parking. The main-floor primary bedroom is a relaxing retreat with vaulted ceilings, a walk-in closet, and large windows overlooking the beautiful green space. The convenience of the newly added main-floor laundry enhances the ease of single-level living, making day-to-day life even more comfortable. Upstairs, the versatile loft provides the perfect space for a home office, reading nook, hobby area, or additional guest accommodations. The fully developed lower level expands your living space with a generous family room, a large recreation room, spacious second bedroom, a 4-piece bathroom, second laundry and an abundance of storage—ideal for guests, hobbies, or extended family. Additional features include luxury vinyl plank flooring, a calming palette of soft blue tones, low condo fees, an attached garage, and exceptional storage throughout. Somer Pointe is a well-managed adult (18+) community known for its friendly neighbours,

organized condo board, beautifully maintained grounds, and charming community garden. If you're looking for a bright, low-maintenance home with the convenience of main-floor living in a welcoming community, this exceptional villa is one you won't want to miss.