

**38 Somervale Point SW
Calgary, Alberta**

MLS # A2251429



\$398,000

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

MASSIVE PRICE ADJUSTMENT, priced to SELL! Welcome to 38 Somervale Point, a rare opportunity to live in one of the nicest adult developments in the SW. This WALK OUT END UNIT 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, with immediate possession available. Come and see what Somerset and Somervale Point have to offer, lovely home, fabulous location!