



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**20 Somerset Drive SW
Calgary, Alberta**

MLS # A2290899



\$859,900

Division:	Somerset		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,676 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Wet Bar		

Inclusions: NONE

Price reduced! Across from Somerset Park on a large lot is this rare find walkout bungalow with over 3300sqft of usable space! Truly one-of-a-kind in the community of Somerset, main floor features dramatic vaulted ceilings, a three-sided see through fireplace, and floor to ceiling windows allowing abundant natural lights brighten up the whole great room! Well designed layout includes an open kitchen with pantry and a wooden countertop island, a bright breakfast nook which you can sit down and enjoy views of neighborhood from different seasons! Most of the kitchen appliances have been updated. The supersized primary bedroom offers two large closets, 2 entry doors, a 4pcs spa like ensuite. There is an additional bedroom, formal dining room and a full bathroom complete this level. Walk along the artistic railing down to the basement, you will find a spacious recreation room with unique built-in book shelves, a wet bar, good sized 3rd bedroom with again big window, a full bathroom, and a den that can easily be converted into the 4th bedroom. Lots of extra space in furnace room provides multiple options for gym lovers, hobby room, or family's storage needs. To complete the full package there's an oversized insulated garage with separate doors/openers. Other highlights includes extra wide driveway, front yard metal gate with brick pathway, central air conditioning for all year round comfort...Long term owner has taken care of every inch of this home and keeps interior in perfect condition! Recent upgrades including new roof & gutter (2022), full house stucco exterior paint (2022) and Poly-B plumbing replacement (2025)! Bungalows of this size are hard to come up in Somerset, especially in a super convenient park front location like this! Call today to view!