



GRASSROOTS
REALTY GROUP

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8 Somerset Gate SW
Calgary, Alberta

MLS # A2296641



\$599,900

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,351 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained bi-level home in the desirable community of Somerset! The sunlit main level features vaulted ceilings in the living room, creating a bright and inviting atmosphere. The kitchen offers a cheerful breakfast nook, perfect for casual dining or morning coffee, and opens into a bright three-season sunroom, ideal for enjoying the outdoors in comfort. Step outside to a private, treed backyard, perfect for relaxing or entertaining. The main floor includes three well-appointed bedrooms, including a primary suite with a walk-in closet and a private ensuite featuring a luxurious soaker tub. The lower level offers a cozy family room with a fireplace and a versatile space for hobbies, workouts, or play. The home also includes a convenient attached two-car garage. With generous living space and a fantastic layout in a great location, this home offers flexibility to suit a variety of lifestyles, along with easy access to Stoney Trail for convenient commuting and is ready for you to call it home!