



GRASSROOTS

REALTY GROUP

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**131 Somerside Crescent SW
Calgary, Alberta**

MLS # A2296775



\$668,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage, Wet Bar, Wired for Sound		

Inclusions: Shed

Welcome! From the moment you arrive on this quiet crescent, the setting feels just right—welcoming, peaceful, and close to everything you need. Step inside and you are immediately drawn into a bright, open main floor where warm hardwood floors and natural light create an inviting atmosphere. The living room is the perfect place to unwind, centred around a cozy fireplace that makes the space feel instantly like home. As you move into the kitchen, it quickly becomes clear this is the heart of the home. Thoughtfully designed with pot lighting, a multi-tiered, oversized island with seating and storage, a newer fridge and stove & plenty of cabinets and a full-size pantry. It’s a space made for both cooking and gathering. Just beyond, the raised ceiling dining nook truly steals the show—surrounded by floor-to-ceiling windows and bathed in sunlight, it offers a stunning space to enjoy meals while overlooking the backyard. Step outside onto the large, sunny deck and take in the privacy of the beautifully landscaped yard, complete with a garden shed—perfect for relaxing summer days or entertaining guests. Finishing the main level is a convenient 2-piece bath and mudroom with laundry that connects seamlessly to the double garage—making everyday living effortlessly functional. Upstairs, the home continues to open up in all the right ways. A spacious west-facing bonus room with soaring ceilings offers a bright and airy retreat—ideal for movie nights or a quiet place to recharge. The upper level also features two generously sized bedrooms and a full 4-piece bathroom, along with a large primary bedroom designed for comfort. Here, you’ll find a walk-in closet and a spa-inspired ensuite complete with a soaker corner tub and separate shower—your own private escape at the end of the day. The fully finished

lower level adds even more room to live and entertain. A large family room anchored by a gas fireplace creates a warm, inviting space, while the kitchenette-style wet bar with cabinetry and a pull-up counter makes hosting easy and enjoyable. A convenient 2-piece bathroom completes this level. All of this is set in a fantastic location, just steps from parks, schools, walking paths, transit, shopping, and everyday amenities. This is a home where comfort, style, and lifestyle come together beautifully. Don't miss out, book your showing today.