



**310 Somerset Drive SW
Calgary, Alberta**

MLS # A2301601



\$579,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to this CHARMING 2 STOREY, 3 BEDROOM, 2 1/2 BATHROOM HOME WITH OVER 2100 SQ.FT. OF DEVELOPED LIVING SPACE, FULLY FINISHED BASEMENT AND OVERSIZED DOUBLE GARAGE in the established and FAMILY FRIENDLY COMMUNITY OF SOMERSET. Thoughtfully designed and well maintained, this 3 bedroom, 2.5 bathroom home offers a perfect balance of comfort, functionality, and location. Step inside to a BRIGHT and INVITING MAIN FLOOR filled with NATURAL LIGHT from an abundance of windows. Rich HARDWOOD FLOORING flows throughout, complementing the living room anchored by a cozy gas fireplace, ideal for relaxing evenings. The well appointed kitchen features STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, and AMPLE CUPBOARD SPACE, making it perfect for both everyday living and entertaining. A GENEROUSLY SIZED OFFICE/DEN provides a flexible space for working from home or enjoying a quiet retreat. Upstairs, the SPACIOUS PRIMARY BEDROOM offers a walk in closet and 4 piece ensuite. Two additional bedrooms and a BRIGHT MAIN BATHROOM, complete with a SKYLIGHT and WALK-IN BATH/SHOWER, provide comfort and convenience for family or guests. The FULLY DEVELOPED BASEMENT expands your living space with a LARGE RECREATION ROOM, highlighted by a COZY ELECTRIC FIREPLACE, perfect for movie nights or a games area. Outside, enjoy the welcoming front porch, a private deck, and a FULLY FENCED, NICELY LANDSCAPED YARD with mature trees. An OVERSIZED DOUBLE DETACHED GARAGE adds both convenience and value. Ideally located just minutes from everyday essentials and lifestyle amenities, including YMCA, LANDMARK CINEMAS, the C-TRAIN, and shopping at Somerset Shopping Plaza. With nearby

schools, parks, playgrounds, and pathways, this home offers exceptional value in a well connected southwest Calgary neighborhood. A wonderful opportunity to own a beautiful home in a location that truly has it all.