



**108 Somerside Crescent SW
Calgary, Alberta**

MLS # A2308318



\$749,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,151 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Back Lane, No Neighbours Behind, Rectangular Lot, Street Lighting, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garage Heater, Irrigation Controllers, Garage Fridge, Security Cameras, Smart Thermostat

OPEN HOUSE Saturday May 9th 12-2PM...Welcome home to Somerset, an ideally located SW community ~ A bright and beautifully updated 2 storey home backing onto a greenbelt with no rear neighbours and stunning west-facing exposure—enjoy gorgeous afternoon sun, sunset views, and even seasonal fireworks from Spruce Meadows. This well-designed home offers 4 bedrooms and 3.5 bathrooms, including 3 bedrooms up, a fully developed basement, and a main floor office. The upper level features a spacious bonus room plus a charming loft nook above the front entry—perfect as a cozy kids’ retreat or reading space. The main floor has been thoughtfully renovated with updated flooring, a redesigned kitchen featuring quartz countertops, expanded layout, upgraded appliances, new lighting, and a stylish backsplash. The living room is anchored by a refreshed fireplace, while new sliding glass doors lead to the west-facing backyard. Additional upper level features include updated bathrooms, blackout blinds, , and a refreshed primary ensuite with new sliding door access. The basement adds a bedroom, full bath, storage/flex room, LED pot lights, fireplace and a unique climbing wall. Extensive updates and upgrades throughout: smart thermostat, new humidifier and washer, updated mudroom, new security screen door, and multiple window improvements. The double attached garage is finished with painted floors, electric heater, new lighting, and a new opener. Outdoor highlights include updated deck and balcony finishes, new railings, underground smart sprinklers, rain barrels, and front exterior lighting. Move-in ready, packed with updates, and set in a location that offers privacy, sunshine, and lifestyle.