



**26 Somerset Crescent SW
Calgary, Alberta**

MLS # A2313017



\$725,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Side By Side		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Wet Bar		
Inclusions:	N/A		

Welcome to 26 Somerset Crescent SW, a rare opportunity to own one of the largest homes in Somerset! Offering over 2,215 sq/ft above grade plus a fully developed walkout basement, this spacious family home combines size, location, and functionality in one of Calgary's most established Southwest communities. It is perfectly positioned backing onto a pathway with additional green space just a few houses down, this property offers a great balance of privacy and convenience. Located only a block from Somerset School, playgrounds, and parks, it is an ideal setting for growing families. Inside, the home features a bright and functional layout with 3 large bedrooms upstairs and 1 additional bedroom in the fully developed walkout basement with 3.5 bathrooms throughout. The main floor offers generous living spaces, ideal for both everyday living and entertaining, while the walkout basement provides additional flexibility of space for your home gym and family room. Step outside onto the large built-out deck, perfect for summer BBQs, relaxing evenings, or enjoying the open surroundings behind the property. This home has been well cared for and presents an incredible opportunity for buyers looking for a larger home with strong fundamentals in a sought-after location. Homes of this size and layout rarely become available in Somerset.