



GRASSROOTS
REALTY GROUP

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46 Somerside Place SW
Calgary, Alberta

MLS # A2314145



\$598,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Back Lane, No N		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: See appliances above.

OPEN HOUSE SAT JULY 25 AND SUN JUL 26 FROM 1:00 - 3:00. Tucked away on one of Somerset's most desirable cul-de-sacs, this beautifully maintained two-storey home backs directly onto a park and playground, offering the kind of setting families search for but rarely find. With virtually no through traffic, this is the sort of street where children still ride bikes, neighbours know each other, and evenings are spent enjoying the quiet. Inside, the home offers a functional layout designed for everyday living. The bright main floor features generous living space, a practical kitchen with excellent counter space, convenient main floor laundry, and views over the expansive backyard. Upstairs, you'll find three spacious bedrooms, including a primary retreat complete with a walk-in closet and private ensuite. The fully developed basement adds valuable living space with a large recreation room perfect for movie nights, a playroom, home gym or games area. Step outside and discover what truly makes this property special. The pie-shaped backyard is a private oasis backing onto green space and thoughtfully planted with mature edible landscaping, including an apple tree, Saskatoon berries, raspberries, strawberries and chives. Whether you're entertaining, gardening, or simply enjoying the peaceful surroundings, this yard offers something rarely found in the city. Major exterior updates include new shingles and siding completed in 2020, along with interior paint and staircase improvements, giving buyers added confidence in the home's ongoing care. Located just minutes from schools, shopping, the Somerset-Bridlewood LRT Station, Macleod Trail and Stoney Trail, this home combines everyday convenience with an exceptional location. Some homes have a backyard. This one has a reason to stay home.

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