



**GRASSROOTS**  
REALTY GROUP

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**36 Somerside Bay SW**  
**Calgary, Alberta**

**MLS # A2316515**

**\$849,000**



<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,517 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

STUNNINGLY UPDATED 5-BEDROOM FAMILY HOME ON A MASSIVE PIE LOT IN A QUIET SOMERSET CUL-DE-SAC! Welcome to this beautifully maintained and thoughtfully updated home offering over 3 levels of exceptional living space in one of Somerset's most sought-after locations. Situated on a huge pie-shaped lot, this impressive property combines modern upgrades, functional family living, and an unbeatable location close to schools, parks, pathways, shopping, restaurants, and the C-Train. The heart of the home is the fully renovated chef-inspired kitchen, featuring stylish new cabinetry, quartz countertops, stainless steel appliances, a large central island, and abundant workspace for cooking, entertaining, and gathering with family and friends. The formal dining room has been cleverly transformed into a sophisticated coffee and beverage station complete with bar fridge, creating a custom space perfect for hosting and everyday enjoyment. The bright and spacious main floor offers a fantastic blend of open-concept living and traditional design, featuring multiple living and dining spaces, a large breakfast nook, a dedicated home office, convenient main floor laundry/mudroom, and expansive windows that fill the home with natural light. Upstairs you'll find 4 generous bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite, along with a full family bathroom. The professionally finished basement provides even more living space with a large recreation area, 5th bedroom, full bathroom, and plenty of storage. Recent improvements include a complete kitchen renovation, stainless steel appliances (approximately 2 years old), custom beverage bar with wine fridge, central air conditioning, roof and siding (2021), new carpet on the main and upper levels (2024), and fresh modern paint throughout (2024). Step outside to enjoy

the oversized pie lot featuring a large deck, fire-pit area, and plenty of room for kids, pets, and outdoor entertaining. This move-in ready family home offers the perfect combination of space, style, and location—an opportunity you won't want to miss!