



**859 Somerset Drive SW
Calgary, Alberta**

MLS # A2320301



\$624,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,821 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Stand-up Freezer, White Shelving in Laundry Room

Welcome to 859 Somerset Drive SW, a beautifully maintained gem located in the heart of Calgary's highly desirable Somerset community. Offering just over 1,800 sq ft of thoughtfully designed above-ground living space, this home is perfectly crafted for growing families and effortless everyday living. The open-concept main floor welcomes you with abundant natural light, a seamless flow, and the added bonus of a separate dining room perfect for hosting formal family dinners and special occasions. The spacious living room features large windows and a cozy gas fireplace, perfect for unwinding after a long day, while the adjacent breakfast nook overlooks your beautiful backyard. The kitchen is truly the heart of the home, boasting a large central island, and plenty of cabinetry. Everyday convenience excels on this level with a massive walk-through pantry for effortless grocery unloading, alongside a dedicated main-floor laundry area and a 2pc bathroom. Head upstairs to find a highly functional layout designed purely for private comfort, with no wasted space. The tranquil primary suite boasts a spacious walk-in closet and a private 4-piece ensuite. Two additional bright, generous bedrooms provide ample space for children, guests, or a dedicated home office, and they share a full 4pc bathroom. The undeveloped basement is a clean slate, offering massive storage potential or the perfect opportunity to customize a space tailored exactly to your family's needs. Step outside to enjoy this true outdoor oasis featuring a fully fenced yard, and a large deck, making it an ideal space for summer BBQs. This meticulously maintained home ensures total peace of mind for years to come. Situated in an unbeatable location, you are just minutes away from excellent schools, the C-Train, and major shopping centers, with quick and easy access to Stoney Trail. Don't wait—explore

the 3D virtual tour and book your private viewing today. It's a move you'll be glad you made!