



**10 Somerset Court SW
Calgary, Alberta**

MLS # A2320617



\$699,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Greenbelt, Irregular Lot, Lawn, No Back Lane, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Walkout Basement | 5 Bedrooms | 4 Bathrooms | Steps to LRT | Quiet Cul-de-Sac. Welcome to this well-maintained two-storey family home in the highly sought-after community of Somerset SW. Featuring 5 bedrooms, 4 bathrooms, and a fully finished walkout basement, this spacious home offers exceptional value for growing families, multi-generational living, or investors seeking income potential. The bright and functional main floor features a welcoming living room, formal dining area, spacious family room with a cozy fireplace, and a well-appointed kitchen with ample cabinetry. The sunny breakfast nook opens onto a full-width rear deck, perfect for entertaining or enjoying summer evenings. Upstairs, you'll find 4 spacious bedrooms and 2 full bathrooms, providing plenty of room for the entire family. Situated on a quiet cul-de-sac and set on a generous lot, the property boasts an extended driveway with parking for up to 5 vehicles. Enjoy an unbeatable location within walking distance to Somerset Water Park, Somerset-Bridlewood LRT Station, Walmart, Canadian Tire, Best Buy, restaurants, shopping amenities, and nearby schools. Quick access to Macleod Trail and Stoney Trail ensures convenient commuting throughout the city. The fully finished walkout basement offers incredible flexibility with a large recreation area, a fifth bedroom, a 3-piece bathroom, and excellent potential for an in-law suite or extended family living space. Finished with durable stucco exterior and located in one of Southwest Calgary's most convenient neighbourhoods, this home combines space, functionality, and location. Don't miss this fantastic opportunity—book your private showing today!