



**141 Somerset Circle SW
Calgary, Alberta**

MLS # A2321359



\$699,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: NA

Perfectly situated in the desirable community of Somerset, this beautifully maintained two-storey home offers over 2,200 sq. ft. of finished living space, extensive recent updates, and an ideal layout for growing families. From the moment you arrive, you'll appreciate the pride of ownership and numerous improvements throughout the home, including brand-new windows in all upper bedrooms and bathroom, a new garage door, granite countertops, and many thoughtful modern upgrades. The furnace was replaced in 2020, the hot water tank in 2022, and the heated double attached garage provides year-round comfort and convenience. The bright main floor is designed for both everyday living and effortless entertaining. At the heart of the home is the beautifully updated kitchen, featuring stainless steel appliances, abundant cabinetry, a large centre island with breakfast seating, new granite countertops, a redesigned island (2024), stylish backsplash, new sink and faucet (2024), and seamless access to the dining area. The inviting living room is flooded with natural light, creating a warm and welcoming space to gather. A spacious main-floor laundry room/mud room with a large washer and dryer (newer along with an updated powder room, completes this level. New light fixtures throughout the home add a fresh, modern touch. Upstairs, the spacious primary retreat features vaulted ceilings, a walk-in closet, and a private four-piece en-suite. Two additional bedrooms and another full bathroom provide comfortable accommodations for family or guests. The upper level has been further enhanced with new carpeting (2022), new upstairs windows and blinds (2022), creating a bright and refreshed living space. The fully finished walk-out basement offers exceptional versatility with a second kitchen, a generous family and recreation area, an additional laundry area with a new stacked

washer and dryer, freshly painted walls, new laminate flooring, and new carpeting—making it an ideal space for extended family, entertaining, or a teenager's retreat. Stay comfortable all summer long with central air conditioning. Step outside to enjoy the fully fenced backyard, offering plenty of room for children, pets, and outdoor gatherings. Relax on the upper deck or unwind on the lower patio while enjoying the privacy of your outdoor oasis. Located just minutes from schools, parks, playgrounds, tennis courts, shopping, and public transit, with quick access to Macleod Trail and Stoney Trail, this move-in-ready home combines comfort, convenience, and outstanding value. With so many quality updates already completed, all that's left to do is move in and enjoy.