



GRASSROOTS
REALTY GROUP

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46 Somerside Manor SW
Calgary, Alberta

MLS # A2325495



\$650,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Wired for Sound		
Inclusions:	Awning		

FULLY DEVELOPED WALKOUT BUNGALOW ONTO GREEN SPACE | OVER 2000 SQFT OF DEVELOPED LIVING SPACE | A/C | NUMEROUS UPDATES THROUGHOUT | Welcome to 46 Somerside Manor SW, located in the highly desirable family community of Somerset. The main level of this home features soaring vaulted ceilings throughout, creating an airy, open and naturally light-filled space in nearly every room. The large kitchen features stainless steel appliances including a newer fridge with a water line, a gas range with a built-in hood fan, granite countertops and white shaker cabinetry offering plenty of storage space. You'll also appreciate the full-size walk-in pantry and centre island, making this kitchen both functional and inviting. The dining area overlooks the green space directly behind the home and offers access straight onto the large deck, the perfect place for summer BBQs, entertaining or unwinding with a glass of wine in the evening. Large windows throughout the main level offer beautiful views from nearly every angle, including from the spacious living room located just off the dining and kitchen area. The primary bedroom features vaulted ceilings, two large windows, plenty of closet space, and a convenient 3-piece ensuite. Additionally, you'll find a second bedroom or office space at the front of the home with exceptional natural light through the south-facing windows, along with a 4-piece bathroom and access to the double attached garage. The fully finished walk-out basement offers even more functional living space, featuring a massive family room centred around a gas fireplace, numerous large windows overlooking the patio and green space, a sizable bedroom, a large storage/utility area, direct access onto the lower level patio and rough-ins for a future bathroom. Several thoughtful updates were completed in 2020,

including an AMANA high-efficiency furnace, Honeywell humidifier, filtration system, 50-gallon commercial-grade hot water tank, patio sliding door with a large adjacent window, upgraded remote-controlled fireplace, and a professionally painted bedroom. Additional notable updates over recent years include a Lennox central air conditioning system, upgraded Honeywell humidifier and thermostat with remote-control capability in 2025, smart-controlled ceiling fans, a new hail-resistant roof in 2021, a motorized awning outside the living room window and nine security cameras throughout the property. Location is everything and this home delivers, backing directly onto a green space and large park while being located just minutes from Fish Creek Park. Enjoy walking access to the community wetlands and ponds, numerous schools, parks, and playgrounds, along with easy access to Stoney Trail, making destinations like Costco, Southcentre Mall, the YMCA and much more just a few minutes away. You'll also appreciate the quick access out of town for weekend getaways in the mountains. Please call today to book your private showing!