



GRASSROOTS

REALTY GROUP

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**241 Somerside Close SW
Calgary, Alberta**

MLS # A2327648



\$610,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Watch the Video Open House Sat, July 11th, 2-4 pm* Welcome to this beautifully maintained walkout home, ideally located on a quiet cul-de-sac in the highly desirable community of Somerset. Offering over **2,000 sq. ft. of developed living space**, this home features a bright, open-concept layout designed for comfortable family living. The main floor boasts spacious living and dining areas that flow seamlessly into the kitchen, creating the perfect space for everyday living and entertaining. Large windows fill the home with natural light, while the **south-facing backyard** provides sunshine throughout the day and a private outdoor retreat. Upstairs, you'll find **three generous bedrooms**, including a spacious primary bedroom, along with **2 full bathrooms**. The fully developed **walkout basement** adds exceptional versatility with a **fourth bedroom**, a full bathroom, and additional living space—ideal for guests, teenagers, or a home office. Car enthusiasts and hobbyists will appreciate the impressive **26' x 24'2" (approximately 630 sq. ft.) oversized double garage**, offering ample room for vehicles, storage, and workspace. Recent upgrades include a **new hail-resistant roof and siding** as well as a **newer PVC deck**, providing lasting durability and low-maintenance enjoyment. Pride of ownership is evident throughout—this home has been meticulously cared for and is truly move-in ready. The location is hard to beat, within walking distance or a short drive to a **K‐4 public school**, **Catholic elementary school**, **Catholic high school**, shopping, public transit, and the **LRT station**. Families will also love the community's popular **water park and splash park**, offering endless summer fun for children. Combining an outstanding layout, a premium cul-de-sac location, a sunny south-facing yard, a walkout basement, and

exceptional value, this is a home you won't want to miss.