



GRASSROOTS
REALTY GROUP

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43 Somerside Common SW
Calgary, Alberta

MLS # A2330116



\$569,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,312 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized, Parking Pad, Pav		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: na

This GORGEOUS and STUNNING 2-Storey home on a quiet and low traffic cul-de-sac is sure to impress! An east-facing home, it captures the abundance of morning sunlight with two huge windows at the front. Total of 4 Bedrooms, 2.5 Baths and a FULLY FINISHED BASEMENT with SEPARATE ENTRANCE and SEPARATE LAUNDRY. Fantastic open concept, and a well-appointed kitchen with elegant GRANITE COUNTERTOPS, upgraded backsplash, stainless steel appliances and ample cabinetry creating a functional space for everyday meal preparation and cooking. The kitchen is also equipped with REVERSE OSMOSIS water purification system providing convenient access to purified drinking water right from the kitchen sink. FRESHLY PAINTED WALLS THROUGHOUT, beautifully finished, easy to clean and maintain HARDWOOD FLOORS, and good-sized living and dining rooms. The Master bedroom on the upper floor is spacious with direct access to a 3-pc bath, shared with the two additional bedrooms. Downstairs is a fully developed basement with separate entrance, bedroom, full bath, washer and dryer, and a kitchenette/wet bar equipped with a faucet and microwave that provides additional living space and flexibility for different needs -- useful as a family room, recreation area, home office, gym, or guest room. Enjoy added peace of mind with approximately 5-YEAR-OLD ROOFING and 4-YEAR-OLD FURNACE and HOT WATER TANK, providing important recent upgrades and reducing the need for major replacement soon. NEWLY PAINTED FENCE AND SIDINGS. Enjoy a large, covered deck that leads you to a detached, oversized garage and RV parking offering plenty of room for your vehicles, recreational equipment, tools and more. The garage features extensive, built-in shelving and abundant storage keeping everything

organized. The huge backyard, complemented by the all-season, covered deck offers plenty of space for outdoor activities like gardening and family gatherings that can be enjoyed throughout much of the year -- perfect for relaxation, BBQs, and entertaining family and friends. Located close to public transportation, shopping, schools (Somerset School), and playground. Great Value for a Fantastic Buy! This home is impeccable and should not be missed!