



GRASSROOTS
REALTY GROUP

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625 Somerset Drive SW
Calgary, Alberta

MLS # A2340335



\$739,800

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Built-In Unit in Basement, All Ceiling Fans, Storage Shed

Here is the one you have been waiting for! Large family home in a mature desirable neighborhood siding onto walking path and steps to Somerset School. Over 2980 sq ft of developed space and featuring 5 bedrooms, a den, and main floor office this home is perfect for large families. As you enter the main floor you are greeted by the newer vinyl plank flooring leading you into the large formal living room. New chefs dream kitchen with rich espresso cabinets, thick designer granite, upgraded stainless steel appliances, tile backsplash, undermount sink, corner pantry, and massive eat up peninsula/breakfast bar with seating for 6! Open to the large formal dining room with garden door out to the deck in private backyard. A convenient main floor office, laundry room, and 2-piece powder room complete the main floor. Head upstairs to the large primary bedroom with walk-in closet and spacious ensuite with dual vanities, make up counter, corner jetted tub, 10mm glass shower, and separate water closet. Three additional good-sized bedrooms, an open den, and another full 4-piece bathroom complete this very family friendly upper floor. Fully finished basement with huge rec room with beautiful built in entertainment unit, knock down ceilings, and bright pot lights. 5th bedroom and another full 4-piece bathroom with granite and tile flooring and tub surround complete this level. Perfect for family movie nights, entertaining, extended family, or guests. Located on a private lot siding onto the walking path with mature landscaping, large deck, and storage shed. Perfect space to unwind after a long day or host family BBQ's, with central A/C to keep things cool inside on those hot summer nights. All located in sought after Somerset with spray park, playgrounds, walking trails, tennis and basketball courts, schools, and shopping! Commuting is a breeze with quick access to

Somerset/Bridlewood C-Train and 162 Ave to Macleod and Stoney Trail. Weekend adventures at your fingertips with nearby Spruce Meadows, Fish Creek Park, Sikome Lake, YMCA, and Sirocco Golf Club. This home is waiting its new family!