



GRASSROOTS
REALTY GROUP

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270 Somerside Park SW
Calgary, Alberta

MLS # A2345784



\$734,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Concrete, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Christmas lights

*** PRICE REDUCTION*** Welcome to 270 Somerside Park S.W.! Fully developed and extremely well-maintained family house, nested in a well-established, family oriented and sought after neighborhood of Somerset. The house is sitting on a large east-west oriented, rectangular lot, across from the Park and on the quiet, no through traffic street providing safe environment for playing outside children. Boasting close to 3000 sq ft of a developed living space and with perfectly designed open floor concept, the house offers a good mix of functionality, versatility and a great flow. The spacious main floor ensures comfort for everyday routines as well as occasional guests entertaining and the kitchen layout, size of the island, amount of kitchen cabinet and countertop space makes your cooking easy and pleasant. The master bedroom, a grand retreat, invites you in with its functional layout, while the additional bedrooms promise a harmonious blend of comfort and versatility. To elevate your lifestyle, a bonus room awaits, ready to host family gatherings, game nights, or your very own home theater—a multifaceted space limited only by the boundaries of your imagination. The basement is fully finished with one-bedroom, full bathroom and a humongous family room. The back yard covered deck can entertain many guests and barbecuing 365 days a year. Move in worry free as the whole house was freshly repainted including the garage and many things already updated for you, like; brand new water tank, whole front exterior replaced with hardy board and stones, new windows, front door, patio door, central vacuum and the newer roof. Quiet but still convenient location, close schools, shopping, public transportation, biking and walking paths, makes this listing very attractive to a many kind buyers, therefore it won't last long on a market. Call to book your private

showing today and make it your home this fall!