



GRASSROOTS
REALTY GROUP

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47 Somerside Common SW
Calgary, Alberta

MLS # A2351079

\$579,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,298 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees,		

Heating:	Fireplace(s), Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Smoking Home, Tankless Hot Water		

Inclusions: Solar Panels, Acorn water fountain, Tankless hot water

A rare opportunity to own one of the largest pie-shaped lots in the neighbourhood of Somerset, over 8000 square feet of beautiful landscape and surrounded by mature trees, this property offers a wonderful blend of character and functionality with plenty of outdoor space to enjoy. The home has been thoughtfully updated with solar panels, a new furnace in 2025, a tankless hot water heater, and new roof and eavestroughs as well as new siding done in 2021. Inside, enjoy the warmth and character of a custom handcrafted fireplace with built in book shelves. Finished living space in the basement, with a roughed in bathroom. The spacious two car garage has its own electrical panel, with a treed bonus area behind the garage for an extra garden space. Enjoy a 3-season screened in porch that extends from the living space and creates a wonderful spot to relax and entertain. Welcome to your new home!