



GRASSROOTS
REALTY GROUP

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38 Somerside Crescent SW
Calgary, Alberta

MLS # A2352738

\$624,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Walk-In Closet(s)		

Inclusions: Backyard Playground, Patio Umbrella, Husky Shelving in basement, Marcy Home Gym System

Open house Saturday 12-3 and Sunday 1-4! Welcome to this beautifully upgraded, move in ready turnkey detached two-storey home in the desirable community of Somerset! Featuring a double attached garage, a bright and spacious interior, and numerous recent upgrades, this home offers the perfect combination of comfort, functionality, and family-friendly living. The main floor, updated in 2021, showcases a welcoming open-concept design filled with natural light. Oversized windows and sliding glass doors create an airy atmosphere while providing easy access to the outdoor deck. The living room features rich hardwood flooring and a cozy fireplace, making it an ideal place to unwind or gather with family and friends. The well-appointed kitchen combines style and practicality with abundant white cabinetry, stainless steel appliances, white quartz countertops, and a large island featuring a double undermount sink and breakfast bar. A light grey tiled backsplash adds a modern touch, while ceramic tile flooring and a spacious pantry provide everyday convenience. Completing the main level are a two-piece powder room and a dedicated laundry room equipped with a brand-new washer and dryer, along with built-in cabinetry and closet storage. Upstairs, a bright and inviting family room with hardwood flooring offers additional space for relaxation, movie nights, or a children's play area. Two comfortable carpeted bedrooms share a four-piece bathroom, while the spacious primary bedroom features a walk-in closet and a private four-piece ensuite. Numerous major improvements add value and peace of mind, including a complete exterior replacement in 2021 with a new roof, siding, trim, and garage door. A/C and humidifier were also installed in 2021, followed by a furnace replacement in 2022 and this being a newer home in the area poly B never made it

inside this house! The unfinished basement, complete with rough-in plumbing, presents an exciting opportunity to create additional living space tailored to your needs—whether you envision a recreation room, or entertainment area. Outdoor living is just as appealing, with two oversized decks offering plenty of room for summer barbecues, outdoor dining, and relaxation. The backyard is a wonderful space for families, featuring a children's playground and a patio umbrella for enjoying sunny afternoons. Located in the sought-after community of Somerset, this home offers convenient access to the C-Train, YMCA, Cardel Recreation Centre, Somerset Splash Park, tennis courts, and nearby shopping plazas. With recreation, transit, and everyday amenities close by, you'll enjoy a lifestyle that is both convenient and connected. A wonderful opportunity to own a thoughtfully updated family home in a fantastic location. Come discover all that Somerset living has to offer!