

126 Somerset Way SW
Calgary, Alberta**MLS # A2231117****\$715,000**

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Dishwasher, Fridge, Stove, Microwave, Washer & Dryer, Window Coverings & Garage Control(s) with Remote(s)

Welcome to this nicely maintained 2 storey home in the heart of Somerset, nestled on a quiet street that perfectly balances style, comfort, and location. This wonderful home welcomes you with a bright, open-concept main floor featuring rich hardwood floors and a spacious den off the entrance, perfect for work or study. The living area on the main floor centers around a cozy gas fireplace with stone surround and a large window overlooking the backyard. The kitchen is designed with practicality in mind, featuring a large central island with breakfast bar seating, stainless steel appliances, dual basin sink, plenty of white cabinetry and a spacious corner pantry, perfect for any home chef. Just off the kitchen, you have a dining room area with access to the lovely deck (with covered space & gazebo), great for hosting summer BBQs. Nicely finishing off the main floor you have a 2pc guest bathroom, laundry space & access to the double attached garage, making winter commuting a breeze. Upstairs, you'll find three great-sized bedrooms, including a primary master with walk-in closet and 5pc ensuite bathroom featuring a huge soaker tub & glass shower. The two additional bedrooms are both spacious with large windows and share a 3pc bathroom with glass shower. Downstairs, the fully developed basement offers a spacious family room with upgraded home theatre space (including custom wet bar) and electric fireplace - the perfect space for family movie nights! With ample space for a home gym or kids play area, plenty of storage, and 4pc bathroom with steam shower & built-in benches, this space is completely customizable to your liking! Outside, the beautifully landscaped backyard is a private oasis, oversized and perfect for entertaining, relaxing, or letting kids and pets play freely. A double attached garage and ample driveway parking complete the

home's thoughtful layout. All of this is set within a family-friendly community, just steps from schools, playgrounds, splash parks, walking paths, and green spaces, with quick access to the LRT, bus stops, YMCA, library, and shopping, plus major routes like Stoney Trail. Don't miss your chance to call this beautifully appointed Somerset home your own, book your private tour today!