

**71 Somercrest Close SW**  
**Calgary, Alberta**

**MLS # A2275898**



**\$590,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled on a quiet, family-friendly street, this beautifully maintained home offers the perfect blend of comfort, convenience, and lifestyle. Walk the kids to Somerset School (K&ndash;4) and Samuel W. Shaw School (5&ndash;9), with Centennial High School just minutes away in Sundance. You&rsquo;ll love being steps from Somerset&rsquo;s splash park, playgrounds, parks, and scenic pathways, plus easy access to Shawnessy shopping, dining, services, and transit. From the moment you arrive, the charming curb appeal, mature trees, and double attached garage make a great first impression. Inside, a spacious front entry leads into a warm and inviting main floor. The bright living room features laminate flooring, a cozy fireplace, and large windows that flood the space with natural light. The open dining area flows seamlessly into the kitchen, complete with stainless steel appliances (fridge 2020), ample cabinetry, a large pantry, and a functional eating bar. Step outside to the sunny, south-facing backyard and enjoy the expansive wood deck &mdash; perfect for warm weather BBQs, entertaining, or relaxing in the sun. Upstairs, newer carpet runs throughout, and the oversized primary retreat offers a walk-in closet and private ensuite. Two additional bedrooms and a full 4-piece bath complete the upper level. The fully finished basement provides fantastic extra living space with a large family room, flexible areas for a home office, gym, or playroom, plus a laundry room and generous storage. Lovingly cared for and truly move-in ready, this home represents outstanding value in one of Calgary&rsquo;s most sought-after, established communities. With a refreshed price and new opportunity, now is the time to book your private showing!