

**107 Somercrest Gardens SW**  
**Calgary, Alberta**

**MLS # A2212319**



**\$617,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Vaulted Ceiling(s)		

**Inclusions:** None

Welcome to this fully developed 4-bedroom home in the heart of Somerset, offering over 1,800 sq ft of total living space designed for comfortable family living. With a bright west-facing front and an open-concept layout, the main floor welcomes you with soaring vaulted ceilings and abundant natural light. The kitchen is well-appointed with oak cabinets, a corner pantry, breakfast bar, and newer stainless steel appliances, flowing seamlessly into the spacious dining area—perfect for entertaining. Upstairs, you'll find three generously sized bedrooms and two bathrooms, including a serene primary suite featuring a walk-in closet and a private 3-piece ensuite. The lower level expands your living options with a second family room, large windows, and a cozy gas fireplace. A third full bath and fourth bedroom—ideal as a home office or guest room—add even more functionality. The lower level also offers convenient laundry facilities and an impressive storage area. Step outside to a large deck that overlooks your private backyard, beautifully framed by mature trees—an ideal setting for relaxation and summer barbecues. Enjoy unparalleled convenience with major shopping, Landmark Cinema, and public transit just a 5-minute walk away, plus the Somerset-Bridlewood LRT station within a 15-minute stroll. Families will appreciate the walking distance to both elementary and junior high schools. This is a fantastic opportunity to own a bright and spacious home in a family-friendly neighbourhood.