

42 Somerside Place SW
Calgary, Alberta

MLS # A2166345



\$629,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to your cozy home in the family-friendly community of Somerset. This 3-bedroom, 2.5-bath home, plus a den, offers a double attached garage and backs onto a park with a playground. The main floor features a bright, south-facing family room, dining area, kitchen, and a half-bath. Oversized windows provide a view of the park and playground where kids can play. The elegant den offers added privacy and flexibility. The upper floor includes a master bedroom with a full bath and walk-in closet, while the other two bedrooms also feature walk-in closets and share another full bath. The finished basement offers a spacious exercise/recreation room. A large laundry room minimizes noise and vibration. Located in the vibrant Somerset community, known for its family-friendly atmosphere, you'll enjoy nearby parks, green spaces, and walking trails, including the popular Somerset Water Park. With easy access to public transportation, schools, shopping, and restaurants, this is an ideal home for families seeking convenience and a sense of community. Don't miss out on making this home yours!