

**37 Somerside Crescent SW**  
**Calgary, Alberta**

**MLS # A2180680**



**\$649,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Discover this stunning two-storey home in the heart of Somerset, a perfect fit for families! The main floor features an open-concept design, highlighted by a cozy gas fireplace in the living room. The spacious kitchen offers plenty of cabinetry, expansive counters, and a large island, while the bright dining area adds a touch of elegance. Completing the main level are a convenient half bath and a laundry room. Upstairs, there are three generously sized bedrooms. The 4-piece bathroom is ideal for sharing, and the primary suite boasts a walk-in closet and a private 4-piece ensuite. The bonus room is converted into an additional bedroom but easily converted back into a bonus room. The fully finished basement expands your living space with a large family room, a fifth bedroom, a 4-piece bathroom, a mechanical room, and a storage area. Recent upgrades include a new roof and siding (2022), a centralized air conditioner, a new hot water tank, and a garage heater and A/C (2022). Conveniently located with easy access to Stoney Trail and close to amenities like the Somerset Water Park and Shawnessy shops, this home is ready to welcome you. Don't miss your chance to make it yours!