

110 Somerset Drive SW
Calgary, Alberta

MLS # A2186151



\$599,777

Division:	Somerset		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,117 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Privat		

Heating:	Central, Electric, Fireplace(s), Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, French Door, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s)		
Inclusions:	UV Air Purifier		

NEW YEAR, NEW HOME! Welcome to this lovely, meticulously kept, 3-LEVEL SPLIT home in the highly accessible community of Somerset. Oozing with CURB APPEAL, this home has a HUGE FRONT WINDOW that greets everyone as they enter the home. Gleaming HARDWOOD FLOORS are found throughout the main & upper floors; no carpets at all! The spacious living room with towering 12-FOOT CEILINGS is perfect for entertaining large number of guests. The bright kitchen boasts of a BREAKFAST BAR, RECESSED LIGHTING, NEWER STAINLESS-STEEL APPLIANCES, OAK CABINETS and TONS OF COUNTERTOPS. The dining room leads to the COVERED BACK DECK which is a great place to relax with a glass of wine at the end of the workday or have those weekend morning coffees. The HUGE BACKYARD is a great place for kids play time, parties and family gatherings. The hardwood flooring goes through all 3 upstairs bedrooms including the spacious master bedroom while the BASEMENT HAS LAMINATE FLOORS throughout. Two more good-sized bedrooms, all with legal egress windows can be found in the basement. Gorgeous FRENCH DOORS open up to a FLEX ROOM that can be used as a den, office, gym, hobby room or kids playroom. This leads to a HUGE CRAWL SPACE AREA THAT IS PERFECT FOR STORAGE. Completing the basement is the laundry & utility room and the comfy & relaxing FAMILY ROOM WITH A COZY FIREPLACE. Other notable features of this beautiful home are: NEW ROOF & SIDINGS (2021), NEW AIR-CONDITIONER & UV AIR PURIFIER (2022), MODERN LIGHT FIXTURES and a WATER SOFTENER. The convenient ATTACHED SINGLE GARAGE is equipped with TONS OF SHELVING for more storage. And did I mention that the GARAGE is HEATED with radiant heating? Perfect for

doing all those projects in any season! This NO SMOKING & NO ANIMAL home is just steps to the community SPLASH PARK, PLAYGROUND, BASKETBALL & TENNIS COURTS. It is also beside a bus stop and just a few blocks to the C-TRAIN STATION AND ALL THE SHOPS, GROCERIES, CINEMAS & RESTAURANTS in Shawnessy Towne Centre. Don't miss out and come view this wonderful home today!