

**39 Somerside Common SW**  
**Calgary, Alberta**

**MLS # A2211945**



**\$589,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Ceiling Fan(s), Walk-In Closet(s)		

**Inclusions:** Electric Fireplace, Storage Shed

\*OPEN HOUSE SATURDAY APRIL 19, 2 - 4:30 PM\* Welcome to the perfect family haven in the heart of Somerset! Tucked away on a quiet street, this fully developed two-storey home offers space, comfort, and charm in equal measure. The welcoming front porch sets the tone, while the thoughtful layout is ideal for a growing family, featuring 4 spacious bedrooms and 3.5 bathrooms. Step inside to a generous foyer, large enough for a cozy reading nook or sitting area. The bright and airy living room, with a picture window overlooking the private backyard, is the perfect spot to relax. The kitchen features a stylish tile backsplash, durable tile flooring, and stainless steel appliances - seamlessly connected to the dining area for effortless entertaining. Sliding doors lead to a large deck, extending your living space outdoors for summer barbecues and quiet evenings. Upstairs, you'll find three large bedrooms with plenty of closet space. The primary retreat boasts a private ensuite and a walk-in wardrobe closet. The professionally finished basement adds even more flexibility with a family room, full bathroom, guest bedroom/home office, and space for a home gym. Additional features include a main floor laundry room, an expansive backyard, and a double detached garage with back lane access. Recent upgrades - fresh paint, newer carpet upstairs, new roof, siding and an overhead garage door replacement a few years ago, are an added bonus! Just steps from scenic walking paths, parks, playgrounds, and the popular Somerset Waterpark & Tennis Courts, this home is close to everything—schools, shopping, restaurants, C-Train access, and major roadways. This is more than just a house—it's a lifestyle your whole family will love. Book your private showing today!