



GRASSROOTS
REALTY GROUP

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105 Somerset Close SW
Calgary, Alberta

MLS # A2219409



\$655,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: none

As you step into this meticulously maintained home, you'll be greeted by an open and flowing floorplan filled with natural light and elegant neutral decor. The brand-new vinyl plank flooring leads you seamlessly from the inviting front door, past the garage entrance, a conveniently located half bath, and the laundry area. This path continues through the charming separate dining room, featuring warm hardwood flooring, and into the sunny nook and beautifully renovated kitchen (2020). The kitchen boasts modern stainless steel appliances, crisp white cabinets, and a perfect blend of style and functionality. From the nook, newer French doors (2017) open to reveal a spacious deck and an expansive backyard, offering a canvas for your dream outdoor oasis. On the main floor, a welcoming front living room and a cozy family room provide plenty of space for gatherings and relaxation. Upstairs, you'll find brand new carpet throughout all three generously sized bedrooms, including the serene primary bedroom, which features a walk-in closet and an updated 3-piece ensuite. Both upstairs bathrooms have been completely remodeled, ensuring a fresh, modern feel. A newly renovated 4-piece bathroom completes this level, adding even more comfort and style. This home has seen significantly updated in recent years, including a new furnace (2017), low-flow toilets (2018), a hot water tank (2023), all poly-b piping replaced -2025, and durable shingles, eavestroughs, and Hardie board siding (2021) with hail resistance. A brand-new vacuflow system has been installed this year for added convenience. The unspoiled basement offers limitless potential, and there's even enough leftover vinyl plank flooring to complete a bathroom and hobby room, office, or bedroom. Nestled on a peaceful street, this prime location is within walking distance to schools, parks, pathways, major

shopping centers, the LRT, and Stoney Trail. This thoughtfully updated and move-in-ready home is waiting to welcome you!