



**GRASSROOTS**  
REALTY GROUP

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**55 Somercrest Grove SW**  
**Calgary, Alberta**

**MLS # A2226646**



**\$640,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Shed, Rods and Drapes, Blinds, Brown Cabinet in Basement, Sink in Laundry Room, Shelving Units in Laundry Room, Shelving Units in Master Bedroom, Wood Cutter in Backyard

Welcome to this charming 4 bedroom, 3.5 bathroom home with a NEW AIRCONDITIONING UNIT, NEW SHINGLES AND NEW EXTERIOR (2022) located in the family-friendly community of Somerset. This home is FRESHLY PAINTED and you won't want to miss it! Walking in, you're greeted by an airy and open floorplan where the dining room, living room, and kitchen flow seamlessly together, creating an ideal space for both everyday living and entertaining. The kitchen truly serves as the heart of the home, featuring NEWER stainless steel appliances (FRIDGE 2025) a spacious pantry, and a perfectly placed island—ideal for meal prep, casual dining, or gathering with family and friends. The living room offers a warm and inviting atmosphere with its gas fireplace, making it the perfect space for family movie nights or unwinding at the end of the day. Just off the living area, step into the large backyard where TWO expansive decks provide the perfect setup for summer BBQs, outdoor dining, or relaxing in the sun. Upstairs, you'll find two generously sized bedrooms and a well appointed 4 piece bathroom ideal for growing families or guests. The primary suite is a true retreat, featuring large windows that fill the room with natural light, a luxurious 5 piece ensuite, and a walk-in closet. It's the perfect place to relax and recharge. The FULLY FINISHED basement offers even more living space with a spacious rec room, a 3 piece bathroom, and an additional bedroom—perfect for guests, older children, or a home office setup. Located in the established and sought-after community of Somerset, this home is just minutes away from - 2 bus stops, from where the Somerset C Train station is just 3 minutes away. A strip mall which contains shops like Circle K, Dominos Pizza, an Indian cuisine, and a dental clinic, schools, parks, shopping and

amenities. With easy access to McLeod Trail, commuting throughout the city is quick and convenient and minutes away from Fish Creek Park! Don't miss your chance to call this beautiful home your own—book your private showing today!