



**GRASSROOTS**  
REALTY GROUP

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**17 Somerset Circle SW**  
**Calgary, Alberta**

**MLS # A2227917**



**\$709,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,121 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>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Many Trees, Rectangular Lot		

<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

Located in the well-established community of Somerset, this beautifully maintained two-storey home offers over 3,000 square feet of developed living space and backs directly onto greenspace. The main floor welcomes you with a spacious front entryway that opens into a flexible front room—ideal for a home office or sitting area. Hardwood flooring flows throughout the main level, complemented by large windows that fill the home with natural light. The open-concept layout seamlessly connects the kitchen, living, and dining areas, creating a warm and inviting atmosphere perfect for both everyday living and entertaining. The kitchen is designed with style and practicality in mind, featuring white cabinetry, granite countertops, a corner pantry, and a generous island with seating. Adjacent to the kitchen, the dining area features a vaulted ceiling and easy access to the back deck—ideal for morning coffee or evening meals. The living room centers around a cozy gas fireplace, adding warmth and charm to the space. A convenient powder room and a main-floor laundry area complete this level. Upstairs, a vaulted bonus room with a second gas fireplace offers a perfect retreat for movie nights or a quiet place to relax. The primary suite is a true sanctuary with a walk-in closet and a luxurious four-piece ensuite featuring a soaker tub and standalone shower. Two additional bedrooms and a full four-piece bathroom provide comfortable accommodations for children or guests. The fully finished basement offers a wide-open rec room that easily adapts to your lifestyle—whether it's a home theatre, gym, games area, or a mix of all three. A third gas fireplace adds extra coziness. The basement also features a wet bar, fourth bedroom, and plenty of storage. Recent renovations completed in 2025 include brand new carpet and fresh paint, giving the space a

clean, updated feel. Outside, the west-facing backyard is the perfect place to enjoy the evening sun. Step out onto the deck to relax or dine outdoors while overlooking a large grassy area bordered by mature trees. With direct access to the green space behind, the backyard feels like an extension of your own private oasis. A double attached garage offers secure and convenient parking year-round. This home comes with a range of recent upgrades. Within the past five years, the property has seen a new roof, updated siding, triple-pane windows, new blinds, a fresh coat of exterior paint, and new furnace and hot water tank. A/C ensures comfort during the warmer months. Somerset is a family-friendly community with schools, parks, and recreation just steps away. A daycare sits conveniently at the end of the street, and Somerset Park—with tennis & basketball courts, a splash park, and open green space—is only a five-minute walk. With easy access to Macleod and Stoney Trail, commuting is straightforward, and the CTrain station is just five minutes away. A short drive from Shawnessy's shops and services, including the YMCA and Cardel Rec Centre.