



**GRASSROOTS**  
REALTY GROUP

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**76 Somerset Manor SW**  
**Calgary, Alberta**

**MLS # A2233295**



**\$635,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water		

**Inclusions:** Stainless steel refrigerator, Freezer in the basement(as-is), window coverings, living room TV anchor.

An exceptional opportunity awaits. This beautiful two-story residence, situated in the highly sought-after community of Somerset, boasts 1652 square feet and offers a multitude of outstanding features. The main level features an open and spacious layout, complete with beautiful hardwood floors, an open kitchen, and a striking accent TV wall. The dining area seamlessly transitions into a lovely sunroom and covered BBQ area, perfect for relaxation and entertainment throughout the year, regardless of the weather. The residence features three bedrooms, including a spacious master suite with a large four-piece ensuite bathroom, complete with a soaker tub and shower. The developed lower level includes a large recreation room and storage room, which can be converted into another bedroom and bathroom. Additional features of this exceptional property include underground sprinklers, AIR CONDITIONER, a KINETICO WATER SOFTENER, REVERSE OSMOSIS SYSTEM, and TANKLESS WATER HEATER. A network of pathways weaves through the area, providing easy access to evening strolls around the community. The Somerset K-4 school is conveniently located nearby, just a mere three-minute walk. With numerous amenities nearby, including tennis courts, parks, playgrounds, an LRT station, the Shawnessy YMCA, and shopping, this presents a perfect opportunity.