



GRASSROOTS
REALTY GROUP

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38 Somerside Place SW
Calgary, Alberta

MLS # A2251758



\$575,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: lawn mower, gardening tools, grass trimmer

Welcome to Family-Friendly Living on a Quiet Cul-de-Sac! Nestled on a pie-shaped lot backing onto a serene green space with a park and playground, this 2-storey gem offers 1,454 sq ft of well-designed living space plus a fully finished basement. Perfect for families, this home features an attached double garage, three bedrooms upstairs including a spacious primary retreat with walk-in closet and private ensuite, and a convenient main floor den—ideal for a home office or playroom. The heart of the home is the large U-shaped kitchen with abundant counter space and cabinetry, flowing seamlessly into the dining area and a cozy living room complete with a gas fireplace. The fully fenced backyard has just been refreshed with brand new sod and is a perfect space for kids or entertaining. Upstairs laundry is currently located in one of the bedrooms but can easily be relocated to its original space in the basement if preferred. With its desirable location, functional layout, and green space views, this home offers outstanding value and lifestyle. Don't miss your chance to live in a quiet, family-focused community! This home has two sets of laundry connections the original is in the basement and another connection is on the second floor.