



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**22 Somerside Manor SW**  
**Calgary, Alberta**

**MLS # A2256076**



**\$625,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** NA

Welcome to 22 Somerside Manor SW—an immaculate bungalow tucked away on a quiet street in Calgary’s family-friendly Somerset community. This home seamlessly blends comfort, style, and thoughtful updates. The vaulted ceiling makes this home feel spacious and has lots of windows throughout. The open floor plan main floor is highlighted by a large primary bedroom featuring a walk-in closet and a private ensuite, creating the perfect retreat. Renovated bathrooms throughout the home add a modern touch, while the kitchen shines with a new stove and dishwasher. Step outside to the expansive deck that backs onto a serene park and mature trees. Whether you’re entertaining friends or enjoying a peaceful evening, this outdoor haven delivers privacy and tranquility. Enjoy the convenience and brightness of the walk-out basement, where you’ll also find a large office—ideal for remote work, hobbies, or a guest space. In addition, a large bedroom for family or guests. Upgrades include new kitchen, living room and bathroom. Upgraded sinks and cabinets. Situated in Somerset, you’ll love the balance of quiet living, lovely landscaping, with easy access to schools, transit, shopping, and community amenities.