



**GRASSROOTS**  
REALTY GROUP

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

**166 Somerset Drive SW**  
**Calgary, Alberta**

**MLS # A2273310**



**\$670,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

THIS IS A COURT SALE!!!! Discover this wonderful family home offering nearly 2,900 sq. ft. of beautifully developed living space, featuring 4 bedrooms all on the upper level. Ideally located steps from major amenities including a shopping centre, Landmark Cinemas, Walmart, Superstore, restaurants, and more—plus easy access to the Somerset LRT Station for effortless commuting. Both elementary and high schools are conveniently close, making this an exceptional choice for families. Inside, the home showcases a classic, well-designed floor plan with a welcoming front living room that flows into a formal dining area. The spacious great room blends seamlessly with the open kitchen and cozy family room, and a bright eating nook leads directly to the back deck—perfect for morning coffee or summer BBQs. Upstairs you’ll find four generous bedrooms and two full bathrooms, including a luxurious primary suite with a skylight, separate shower, and jetted tub. The fully finished basement offers tremendous versatility—ideal for a home theatre, games area, gym, or hobby space. Recent upgrades include brand-new hardwood flooring on the upper level and staircase, newer hardwood on the main floor, tile flooring in the kitchen and bathrooms, and laminate flooring in the basement—no carpet throughout the entire home. The kitchen has been updated with stainless steel appliances, granite countertops, a tile backsplash, and a modern faucet, and the home features updated light fixtures throughout. Outside, enjoy a charming front porch, a rear deck, and a lovely yard complete with a brick garden path and fire pit—perfect for relaxing or entertaining. Don’t miss this opportunity to view this beautiful home and make it yours!

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