



GRASSROOTS
REALTY GROUP

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

43 Somercrest Circle SW
Calgary, Alberta

MLS # A2274382



\$525,000

Division:	Somerset		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,133 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Refrigerator in the basement

Welcome to this charming original-owner single-attached front garage 3-level split home tucked into a highly desirable location in Somerset. This well-loved property backs onto to a pathway, offering a peaceful setting with added privacy and direct outdoor access for walks, play, and relaxation. Inside, you are welcomed by a bright living room with soaring vaulted ceilings and a large front window that fills the space with natural light. The functional kitchen provides plenty of cabinet and counter space, along with a dining area overlooking the backyard, an ideal spot for family meals or morning coffee with a view. The upper level features three comfortable bedrooms, including a spacious primary bedroom. The lower level adds even more versatility with two additional bedrooms, making this home perfect for larger families, multigenerational living, guests, or home-office setups. A cozy family room with a fireplace offers additional relaxation space, and a large crawl space provides excellent extra storage. Outside, the backyard opens directly to a walking path, enhancing the sense of openness and connection to the outdoors. The single attached garage adds year-round convenience. This home presents a wonderful opportunity to move into a fantastic community and update to your personal style over time. With its functional layout, rare 5-bedroom configuration, and exceptional location, this is a standout option in Somerset.