



GRASSROOTS
REALTY GROUP

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162 Somerside Crescent SW
Calgary, Alberta

MLS # A2281249



\$699,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	Gazebo, Shed
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Situated on a quiet, family-friendly street in Somerset, this updated four-bedroom family home offers a functional layout across three fully developed levels, with recent improvements adding a modern feel to the home. The upper floor includes three bedrooms, a four-piece main bathroom, and a bonus room ideal for a den or play area. The primary bedroom features a walk-in closet and a renovated five-piece en-suite with dual sinks, separate shower, and soaker tub. On the main level, you'll find a kitchen with an island, stainless steel appliances, and an eating area that is open to the living room with a gas fireplace—creating a welcoming space for gatherings and entertaining. A laundry room, a two-piece bathroom, and access to the double attached garage are also conveniently located on this level. The basement was professionally completed in 2024, and includes a recreation space, a fourth bedroom, and a modern three-piece bathroom—perfect for guests, teens, or a home office setup. Numerous upgrades and updates in the home include a new furnace (2024), and new shingles, siding for the entire home, and garage door (2022). Outdoor living is enhanced by the large private backyard (extensive work was completed in 2024) featuring composite decking, a concrete patio, garden beds, and a gazebo—ideal for seasonal entertaining. Residents of this community enjoy access to amenities such as Somerset's splash park, tennis courts, basketball courts, and pathways. Close to schools, transit, Shawnessy's extensive shopping options, and the LRT, this property blends comfort, practicality, and convenience in one of Calgary's established southwest communities. This home is in fantastic condition, and the updates to the interior and exterior have added excellent long-term value, and removed the need for any significant

renovations to the home for a long time. Call for a private viewing today.