



**GRASSROOTS**  
REALTY GROUP

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## 19 Somerside Manor SW Calgary, Alberta

**MLS # A2281984**



# \$524,900

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\*OPEN HOUSE! Saturday, January 31: 2-4pm!\*\*** Excellent opportunity to purchase a beautifully maintained, FAMILY-SIZED DETACHED HOME featuring 9-13ft VAULTED CEILINGS, an OVERSIZED DOUBLE GARAGE (20ft x 22ft), spacious deck, and a LARGE PRIVATE BACKYARD ideal for family enjoyment, pets, and entertaining. This home features over 2,100sqft of living space and is truly move-in ready. Upon entry, you are welcomed by a SPACIOUS FOYER that opens into a large, BRIGHT LIVING ROOM. Numerous windows throughout the home allow for an abundance of NATURAL LIGHT, and VAULTED ceilings add to the openness. Adjacent to the living room is a generous dining area with ample space for a family-sized dining table. The kitchen offers an abundance of cabinetry, a PANTRY, a central ISLAND WITH SEATING, and a BUILT-IN DESK/WORKSPACE - perfect for kids! Convenient access to the backyard is located just off the dining area. The master bedroom easily accommodates a king-sized bed with additional furnishings, and features his/her closets including a WALK-IN leading to a beautiful ensuite with a DOUBLE VANITY with GRANITE COUNTERS and GLASS BLOCK feature. A second spacious bedroom and a full main bathroom complete this level. HARDWOOD floors and NEWER CARPET flow throughout this home. The lower level offers excellent versatility with a FLEX ROOM ideal for a home office, playroom, or hobby space. The large family room features a BUILT-IN WOOD FEATURE WALL with a cozy GAS FIREPLACE. This level also includes a third bedroom with large window, a full 4pc bathroom, a designated laundry room with space for a freezer, and ample storage. This home features some NEW APPLIANCES, and NEWER SIDING AND SHINGLES replaced in 2021. The backyard is a PRIVATE RETREAT,

highlighted by a large deck and plenty of grassed space - perfect for pets, entertaining, and family activities. The OVERSIZED DOUBLE GARAGE is a standout bonus. Located in the desirable community of Somerset, this home is SURROUNDED BY GREEN SPACES, PARKS, AND PATHWAYS, and is served by SEVERAL SCHOOLS, SHOPPING, and amenities. EASY ACCESS to major roadways, bus routes, and the Somerset-Bridlewood CTrain station adds to the convenience. This is an ideal home for buyers seeking a welcoming, family-oriented community that offers the perfect balance of peaceful living and easy access to city amenities.