



**26 Somercrest Circle SW
Calgary, Alberta**

MLS # A2284372



\$569,900

Division:	Somerset		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,180 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Venetian Blinds, Power Humidifier, TV in Primary Bedroom, Garage Heater, Beer Fridge in Garage, 2 Garage Controls		

WELCOME to this CHARMING, A/C'D 3-LEVEL SPLIT HOME w/3 Bedrooms, 3 FULL Bathrooms, an ATTACHED HEATED DOUBLE GARAGE, + 1,847 sq ft of DEVELOPED Living Space. NESTLED on a QUIET STREET on a 4,660 sq ft Lot in the FAMILY-FRIENDLY community of SOMERSET, this home boasts FANTASTIC curb appeal w/beautiful landscaping + MATURE TREES. Step through the front door into a SPACIOUS FOYER w/NEUTRAL Colour Tones, Laminate and Carpet Flooring + VAULTED CEILINGS & the beginning of this home's INVITING Charm!! Direct access to the ATTACHED GARAGE is on the right. Up the stairs, the MAIN LEVEL offers a SPACIOUS LAYOUT. The LIVING ROOM is BRIGHT + INVITING w/a BAY WINDOW that fills the space w/NATURAL LIGHT & PERFECT for FAMILY GATHERINGS or RELAXING w/a book. The CONNECTED Dining Room is IDEAL for meals w/FAMILY + FRIENDS, sharing laughter + making lasting memories. The 'Heart of the Home' is outfitted w/OAK CABINTRY, PANTRY, a TILED BACKSPLASH + SS APPLIANCES. The CONNECTED Breakfast Nook is PERFECT for those QUICK, on-the-go meals!! Onto the NEWER DECK, enjoy Summer BBQ's w/the BUILT-IN GAS LINE. Up the 2nd set of stairs is the UPPER LEVEL RETREAT. A 4 pc BATH w/a SOAKER TUB, The PRIVATE + SPACIOUS PRIMARY BEDROOM - designed for COMFORT, featuring a WALK-IN CLOSET + its own 4 pc ENSUITE w/a SOAKER TUB & your personal escape at the end of the day. A 2nd GOOD-SIZED BEDROOM completes this level, IDEAL for FAMILY, Guests, or a HOME OFFICE. The BASEMENT adds INCREDIBLE VALUE w/DUAL STAIRCASE ACCESS to the Main Level & offering CONVENIENCE + FUNCTIONAL FLOW for

busy households. This level features a 3RD BEDROOM – PERFECT for Guests, a Teen Retreat, or a dedicated HOBBY SPACE. There is also a 4 pc BATH w/a SOAKER TUB. The LARGE FAMILY ROOM w/a GAS FIREPLACE sets the stage for COZY MOVIE NIGHTS or RELAXING after a long day. Need storage? You’ll LOVE the 35’6” x 10’7” CRAWL SPACE – Store ALL of your SEASONAL DECOR + more. This level is complete w/a UTILITY ROOM + CONVENIENT LAUNDRY AREA. RECENT UPDATES include a Newer ROOF (2016), Newer WINDOWS (2016), Newer COUNTERTOPS, Newer DECK, + Newer H2O TANK – offering COMFORT + PEACE of MIND for your family!! Step outside into the EAST-FACING BACKYARD + enjoy a TRANQUIL RETREAT – PERFECT for SIPPING MORNING COFFEE, STARGAZING, or RELAXING as the SUN SETS. With space for GARDENING or PLAY, it’s IDEAL for FAMILIES + PET LOVERS alike. SOMERSET in CALGARY is a well-established, FAMILY-FRIENDLY community just 4 MINS to SHOPPING, RESTAURANTS, SCHOOLS, + TRANSIT!! Enjoy nearby PARKS, PLAYGROUNDS, WALKING PATHS + green space like SOMERSET PARK – PERFECT for an ACTIVE LIFESTYLE. Somerset Residents Association amenities, including a SPLASH PARK, TENNIS + BASKETBALL COURTS, PLAYGROUNDS + COMMUNITY EVENTS that bring neighbours together. With quick access to MACLEOD TRAIL, STONEY TRAIL + the SOMERSET-BRIDLEWOOD LRT STATION, commuting is EASY + CONVENIENT. Somerset offers the perfect blend of CONVENIENCE, COMFORT + COMMUNITY. BOOK your showing TODAY!