



**75 Somerset Manor SW
Calgary, Alberta**

MLS # A2288395



\$600,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,784 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Private, Rectangular Lot		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan		

Inclusions: Shed in Backyard, Smoker, Fireplace in Basement.

Welcome to 75 Somerset Manor SW - a bright, south-facing family home in the heart of Somerset. Filled with natural sunlight throughout the day, this spacious home offers 4 bedrooms and 3.5 bathrooms, providing plenty of room for growing families, guests, or a home office setup. The functional main floor layout is perfect for everyday living, while the fully finished basement features a dedicated entertainment space ideal for movie nights, kids's play area, or hosting friends and family. Major updates include a newer roof (completed just a few years ago), giving added peace of mind. Located in a quiet, family-friendly community, you're just minutes from Somerset School, Samuel W. Shaw School, Bishop O'Byrne High School, parks, playgrounds, pathways, the Somerset-Bridlewood LRT station, Shawnessy Shopping Centre, YMCA, and quick access to Macleod Trail and Stoney Trail for an easy commute. A sun-filled home, a finished basement, and an unbeatable location. The perfect place to settle in and grow.