



**104 Somerside Common SW
Calgary, Alberta**

MLS # A2289459



\$539,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

Immaculately kept and well maintained two storey in quiet location of Somerset with oversized double garage and sunny south backyard. Lots of natural light in this open concept living two storey. The main floor offers a dining area open to living room, powder room and Kitchen with a walk in pantry. Access off kitchen to the deck and beautiful fully fenced south backyard. The upper floor offers a primary bedroom with walk in closet, two additional bedrooms and a 4 piece bathroom. The Lower level is developed as a recreational area, storage and laundry room. Other features of this home: The Poly B pipes were changed out, roof was done in 2022, Furnace replaced in 2020, Hot water tank replaced in 2025, Dishwasher in 2024.