



**265 Somerside Park SW  
Calgary, Alberta**

**MLS # A2290917**



**\$649,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,900 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Looking for a WALK-OUT basement and a home with siding onto a park? This is the one! This beautiful home offers rare park-side living. The seller has completed numerous upgrades in recent years, including new PEX water lines, dishwasher, hot water tank, deck, front porch, toilets, and faucets. The main floor features 10 ft ceilings and high ceilings in the bonus room, makes these area very airy and bright for your family to enjoy for many years to come. 3 washrooms. Good-sized double attached garage plus many more parking spaces on the street when needed for your visitors. A total of 1900sqft above grade plus the unfinished walk-out basement. You will like this peaceful, quiet neighbourhood close to schools, shopping, and everyday amenities, with quick and easy access to Stoney Trail for convenient commuting. Flexible possession. This is a perfect time make your move and enjoy your summer in this spacious home.