



**42 Somerset Circle SW  
Calgary, Alberta**

**MLS # A2298369**



**\$674,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Somerset   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,827 sq.ft.   | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                           |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Landscaped, No Back Lane |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |      |

**Inclusions:** None

Pride of ownership is evident throughout this extensively renovated 3 bedroom, 2.5 bath home with a double attached garage, ideally located on a quiet street in the highly desirable community of Somerset. This impressive property is a must see. The main floor features soaring ceilings, updated flooring, and large windows that fill the space with natural light. The beautifully renovated kitchen offers stainless steel appliances, new cabinetry and countertops, a corner pantry plus a central island that overlooks the separate dining area and spacious living room, complete with a stunning stacked stone gas fireplace. A generous front family room, large office, updated 2 piece bath, and convenient main floor laundry complete this level. Upstairs, you’ll find an oversized primary retreat featuring a 4 piece ensuite with a soaker tub, separate shower, and a spacious walk-in closet. Two additional bedrooms and a recently renovated 4 piece bathroom complete the upper level. Recent updates include a new roof, siding, and garage door (2022), along with the added comfort of central air conditioning and a water filtration system. The fully fenced and landscaped backyard offers exceptional privacy, a large deck, and plenty of space for outdoor enjoyment. Located in the vibrant community of Somerset, residents enjoy access to walking paths, playgrounds, a splash park plus tennis and basketball courts. Close to schools, shopping, restaurants, public transit, the LRT station, and with quick access to major routes including Stoney Trail. This home truly has it all.