



**35 Somervale Place SW  
Calgary, Alberta**

**MLS # A2300249**



**\$499,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, Pie Shap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Sheds(2), Carport

OPEN HOUSE SUNDAY APRIL 12 FROM 12:00PM TO 2:00PM - Home Sweet Home! This beautifully maintained family home is perfectly situated on a quiet, picture-perfect cul-de-sac on a massive south-facing pie-shaped lot with mature trees, offering exceptional privacy and outdoor space. Ideally located just steps to the LRT and within walking distance to shopping, restaurants, schools, parks, the YMCA, and a splash park, this home delivers the perfect blend of convenience and lifestyle. Filled with abundant natural light, the home showcases large custom windows and a bright, inviting layout throughout. The main floor features a spacious living and dining area with hardwood flooring, an open and functional kitchen, a convenient 2-piece bath, and sliding doors leading to a large deck and expansive backyard complete with two sheds and a fire pit—perfect for relaxing or entertaining. A rear lane provides a carport and additional parking. Upstairs, you’ll find a generous primary bedroom, two additional bedrooms, and a full bathroom—ideal for families. The fully developed lower level offers a wide-open layout with a full bathroom and laundry area, along with a side entry, providing excellent flexibility for a recreation space or guest area. RECENT UPGRADES include stainless steel Maytag appliances (2021), new carpet on the upper level (2021), Samsung washer and dryer (2022), new vinyl siding (2022), a new roof (2021), hot water tank (Bradford White, 2024), and a new furnace (2025). This move-in ready home is a rare opportunity in an outstanding location—perfect timing for the upcoming school year. Don’t miss out