



**10 Somerset Court SW
Calgary, Alberta**

MLS # A2300388



\$749,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Greenbelt, Irregular Lot, Lawn, No Back Lane, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this well-maintained 2-storey home offering 5 bedrooms and 4 bathrooms, ideally located in the desirable community of Somerset SW. Situated on a quiet cul-de-sac, this home is perfect for families and offers a large lot with long driveway for parking for up to 5 vehicles. Conveniently located within walking distance to Somerset Water Park, Somerset–Bridlewood LRT Station, shopping amenities including Canadian Tire, Walmart, Best Buy, as well as nearby schools. Quick access to Macleod Trail and Stoney Trail makes commuting easy. The main floor features a bright living room, formal dining area, spacious family room with fireplace, and a functional kitchen with ample cabinetry and a breakfast nook leading to a full-width rear deck. Upstairs offers 4 bedrooms and 2 full bathrooms, ideal for growing families. The fully finished walk-out basement includes a 5th bedroom, 3-piece bathroom, large recreation area, and in-law suite potential. Exterior finished with stucco, adding durability and curb appeal. Great value in a prime location—book your showing today!