



**169 Somerside Green SW  
Calgary, Alberta**

**MLS # A2133527**



**\$660,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Mixed, Vinyl Siding	<b>Zoning:</b>	(R-C1)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**ABSOLUTE STUNNER IN SOMERSET!!** Arguably the BEST LOCATION one could ever dream of! Located on a QUIET CUL-DE-SAC backing onto a TOT-PARK and a backyard that is bathed in SUNNY WEST SUNSHINE, welcome to 169 Somerside Green SW! With its 4 bed and 3 baths, as well as a highly functional layout this home is SURE TO IMPRESS! With impressive curb appeal and OVERSIZED INSULATED DOUBLE ATTACHED GARAGE there is ample parking and functionality. Upon entry GLEAMING HARDWOOD floors create an inviting space that flows from the front Sitting area to the updated Kitchen boasting STONE COUNTERTOPS, SS APPLIANCES, MODERN WHITE CABINETRY, and a MASSIVE SKYLIGHT that shines welcome NATURAL LIGHT into the kitchen year round! This kitchen/dining area flows onto the MULTI TIERED DECK that will be the focal point of entertaining friends and family! With NO NEIGHBORS BEHIND and your own PRIVATE ACCESS to the tot park, you can relax and watch the kids play from your private backyard! Where can you find that?? The comfy lower living area has another sliding door with more access to the backyard as well as a cozy gas fireplace. There is a fourth bedroom / den and updated 2 piece bath on this level. Upstairs the Master bedroom has the all important WALK IN CLOSET and private 4 PIECE ENSUITE BATH for Mom and Dad. There are 2 more bedrooms and another 4 piece bath for guests that complete the upstairs level. The basement has a Rec room for the kids or could be repurposed as a Home Theater space. Recent updates in the mechanical room include a NEW HOT WATER TANK, WATER SOFTENER and CENTRAL VAC. The poly-b piping was fully replaced. Book your private showing today!