



**59 Somerset Drive SW
Calgary, Alberta**

MLS # A2135209



\$659,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Rubbermaid Shelves in Garage, TV, and Sound Bar with Bass Speaker.

EXCELLENT LOCATION! This beautiful family home is a 12-minute walk to Somerset Train Station, a 2-minute stroll to Somerset Water Park, and a 10-minute walk to Somerset Elementary School. The **PRIME LOCATION** is ideal for first-time buyers and young families. Nestled in a popular Somerset, it boasts an open layout and large windows, making it spacious and bright. With 3 bedrooms and 3.5 bathrooms, it provides ample space for your family. The main level offers a generous living room with a beautiful tile-accented fireplace. The stunning white kitchen features s/s steel appliances, lots of cabinet space, a large island, and a big dining area, making it superb for relaxing, gourmet cooking, and entertaining. A convenient laundry area and a half bath complete this level. Upstairs showcases a bright and extra spacious master bedroom and gorgeous ensuite, both come with views - a perfect place to rest and unwind. Two other good-sized bedrooms conveniently share a full bathroom. The finished basement provides additional living space with a huge recreation room, a 3-piece bath, and storage, it's great for family entertainment and recreation. The double attached garage is oversized and comes with extra shelving. A **HUGE BONUS!** This home was **SUBSTANTIALLY UPDATED** over the years - the Water Tank was replaced in 2018, Roof was replaced in 2021. HE Furnace, Laminate Floors Upstairs and on the Stairs, and Laminate Countertops were installed in 2022. Stucco Exterior was painted the same year. The 2024 upgrades include a new Air Conditioner, Fresh Paint (Interior, Doors, Stairs Railing, Fence, Deck, Porch), a new Shower Stall and Tile in the Master Ensuite, S/S Appliances, new Kitchen Cabinets Doors, new Tile Around Fireplace and more. Enjoy long-term savings and peace of mind for years to come! The

large backyard is perfect for outdoor enjoyment, whether it's gardening, having a BBQ, or entertaining family and friends. Fully landscaped, this west-facing backyard features a mature tree, an enormous, freshly stained wooden deck with glass panels, and a newly painted fence and gate. **OUTSTANDING LOCATION!** Close to all amenities, including Shopping Plazas, YMCA, Fishcreek Park, Costco, Stoney, Macleod Trail, dining, and entertainment! This home is a gem, ready for you to move in and enjoy! Call today to view it!