



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

113 Somerset Drive SW
Calgary, Alberta

MLS # A2135605



\$688,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions: None

Welcome to your dream home! The entire house has undergone an extensive top-to-bottom renovation and is located in the family-friendly community of Somerset. This 4 bedroom, 3.5 bath home has just over 2100 sqft of living space and features a double attached garage with plenty of extra parking on the driveway. Every inch of this home has been meticulously updated, including a new roof with 10-year warranty, all the new pipes, brand new kitchen appliances, and new hot water tank and furnace! Step inside to discover new luxury vinyl plank flooring that flows seamlessly throughout the main living area, a state-of-the-art kitchen with gleaming quartz countertops, white shaker style cabinets, kitchen island with breakfast bar, upgraded sink with attachments, TWO pantries for extra storage and organization, and top-of-the-line stainless steel appliances! Make your way upstairs to a luxurious Master Bedroom retreat, complete with a private 4-piece ensuite with a large walk-in closet. The upper level also offers a well-appointed 4-piece bathroom and two spacious secondary bedrooms; there is ample of space for your growing! The fully developed basement includes a large recreation room and an additional bedroom and a 3-piece bathroom, perfect for guests or a home office. This home is truly move-in ready and is situated in a vibrant community with excellent schools, parks, and amenities nearby. Located in a vibrant residential community and known for its family-friendly atmosphere, Somerset offers a variety of amenities that cater to residents of all ages. The community is characterized by its beautiful parks, green spaces, and scenic walking trails, including the popular Somerset Water Park, which is a favorite among families during the summer months. With its easy access to public transportation, parks, schools, shopping, and restaurants, Somerset is an ideal

choice for families seeking both convenience and community. Don't miss the opportunity to make this beautifully updated home yours!