



**250 Somerside Green SW
Calgary, Alberta**

MLS # A2135949



\$749,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,965 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	N/A		

This great property is nestled in a cul-de-sac, boasting a generous PIE-SHAPED LOT of over 8,700 sq.ft. with a Finished WALKOUT BASEMENT. Bathed in sunshine and in an ENVIABLE LOCATION, the remarkable southwest-facing yard seems to extend into the charming PARK that lies beyond, offering the epitome of privacy and serenity for everyday living. Spanning over 2,700 square feet, this residence ensures comfort at every corner. Upon entry, gleaming hardwood floors grace the main level, accompanied by fresh plush carpeting. French doors open to a versatile office/den or dining room, perfect for both work and formal gatherings. The heart of the home features in an open concept layout, seamlessly connecting the family room, kitchen, and dining nook. A cozy gas fireplace, surrounded by stone and hardwood, adds warmth, while the spacious kitchen impresses with its island breakfast bar, corner pantry, and ample cabinetry. Step outside through patio doors onto the elevated deck, complete with aluminum and glass railings and a retractable awning, ideal for outdoor dining and entertaining. Main floor laundry, a mudroom, and a 2-piece bathroom offer added convenience. Upstairs, a bright loft leads to the spacious master suite boasting double closets and a luxurious ensuite with a Jacuzzi tub, separate shower, make-up counter, skylight, and walk-in closet. Two additional bedrooms and a 4-piece bathroom provide ample space for larger families or guests. The bright walk-out basement features an open concept rec room with built-in shelving units, a 2-piece bathroom, and ample storage. Patio doors open to a concrete patio, the expansive yard, and adjacent park, while fencing ensures extra privacy and security. Outside, the low-maintenance landscape features an underground sprinkler system, along with a high-yield apple tree and beautiful

mature spruce. Additional amenities include a shed, extra storage room, and a double attached garage with built-in storage. Updates such as a newer roof, siding, oversized hot water tank, and high-efficiency furnace enhance the property's appeal. Apart from its impressive home features, this property boasts convenient proximity to Stoney Trail and MacLeod Trail, perfect for outdoor enthusiasts seeking adventures at Fish Creek or attending events at Spruce Meadows. Somerset Park, featuring a playground and water park, adds to the neighborhood's charm, while the YMCA offers year-round programs for residents. Nearby schools, the Somerset-Bridlewood LRT station, and the Shawnessy shopping center ensure convenience for families, with entertainment choices readily available. Don't miss the opportunity to own this unique property!