



**946 Somerset Drive SW  
Calgary, Alberta**

**MLS # A2138969**



**\$699,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscape, Rectan		

<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, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan		

**Inclusions:** NA

Welcome to your dream home nestled in the sought-after community of Somerset. This meticulously maintained property boasts a total of 5 bedrooms and 4 bathrooms, offering ample space for comfortable living. As you step inside, you'll be greeted by the pride of ownership evident throughout the home. The main level features stunning hardwood floors, an open floorplan ideal for entertaining, a cozy breakfast nook, and an elegant formal dining area. Upstairs, the living space expands to reveal a large bonus room and 3 additional bedrooms. The luxurious master suite stands out with its 5-piece spa-like ensuite, providing a serene retreat for relaxation. The fully finished basement adds even more value with 2 extra bedrooms and a spacious family room, perfect for hosting game nights and movie marathons. With a walkout to the backyard, you can easily enjoy the outdoors and entertain on the two-level deck surrounded by mature trees. Experience the convenience of almost maintenance-free yard care, allowing you to spend more time enjoying your beautiful home and its surroundings. Don't miss this opportunity to own a true gem in Somerset. Schedule your showing today and make this stunning property your own slice of paradise!