



**16 Somerside Common SW
Calgary, Alberta**

MLS # A2149762



\$650,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,073 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, See Remarks		

Inclusions: NA

Welcome home to this meticulously maintained bi-level located in the well-sought-after community of Somerset. It is also conveniently located 5 minutes away from the Somerset train station. This property is the original owner and has been an absolute sanctuary for its lifetime of ownership. It has also had all of the major items replaced! Roof, Siding, furnace, and AC unit all roughly within the last year. Walking into this home you are greeted with a cozy sitting area that offers a massive vaulted ceiling. As you head up the stairs you will be welcomed by a formal dining area that could also double as a workspace depending on what's most important. Off of the dining room, you will find an open-concept kitchen with access to your backyard oasis. Stepping outside is nothing short of breathtaking. You'll be able to appreciate why the previous owner spent so much time in their yard. Grab a coffee and relax. You'll also find your double detached garage located out back. Heading back inside you'll find a total of 2 bedrooms and one full bath on the main level. The master suite also offers a half-bath ensuite and walk-in closet. The basement is also fully finished with an additional 2 bedrooms, another full bathroom, and a large recreational space that will be a great second living room or your own private man-cave. Walking through this home, you will certainly see the pride of ownership that the previous owner had. Whether you're a first-time home buyer, an investor, or a down-sizer, this home is absolutely worth the look.