



**59 Somerset Manor SW
Calgary, Alberta**

MLS # A2151495



\$738,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning two-storey home, located in the sought-after community of Somerset. Embracing an expansive open concept, it offers a generous living space of approximately 3,200 square feet. From the moment you step inside, you are greeted by the hardwood flooring that gracefully flows throughout the main level. The open kitchen is equipped with ample cabinetry, modern appliances, and a dining area that provides access to a lovely, large deck. The spacious family room, completed with an inviting fireplace and abundant windows, floods the space with natural light. Additionally, a laundry/mud room and a 2-piece bathroom on this level add functionality and convenience for the entire family. As you ascend to the second storey, you will discover a generously sized master bedroom, two well-appointed bedrooms, a bonus room, and a 4-piece bathroom. The master bedroom offers a walk-in closet and an alluring 4-piece ensuite. The fully developed basement, complemented by 9-foot ceilings, adds to the overall living space and includes a large entertainment area, a family room, an extra bedroom, and a 3-piece bathroom. The beautiful backyard, featuring a large deck, fruit trees, shrubs, and beautiful roses, is an ideal space for gathering with family and friends. Significantly, several thoughtful upgrades have been implemented: Fresh paint, New fridge, stucco(2022), roofing (2022, Class 4 with impact resistance and 50 years life expectancy), and a water tank (2020). This property enjoys an excellent location, close to schools, playgrounds, a water park, shopping, and LRT access, with easy access to Stoney Trail. Book your private showing today!