



**899 Somerset Drive SW  
Calgary, Alberta**

**MLS # A2158561**



**\$650,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** none

**PRICE REDUCTION!!** Step into this stunning residence in the highly sought-after Somerset neighborhood, where contemporary design meets everyday comfort. A bright foyer with soaring vaulted ceilings greets you, leading to an open-concept main floor flooded with natural light. The spacious living and dining areas seamlessly connect to a gourmet kitchen featuring a massive island, a large pantry, and a convenient powder room. The luxurious master suite offers a serene retreat with an en-suite bathroom and a generous walk-in closet. Additional well-sized bedrooms and a second bathroom with shared ensuite access ensure ample space for family and guests. The expansive landscaped backyard, complete with a deck and plenty of room for outdoor activities, is perfect for both relaxation and entertaining. Enjoy the convenience of being close to Community Park amenities, including a water park, playground, and tennis courts. Top-rated schools such as Bishop O'Byrne High School and Somerset School are nearby, making this an ideal location for families. Major shopping outlets like Safeway, Superstore, Walmart, and Home Depot are within a 10-minute drive, with Tsuu'tina Costco just to the west. Commuting is a breeze with quick access to Stony Trail, MacLeod Trail/Highway 2, and Highway 22X. The Somerset-Bridlewood LRT station is just three minutes away, enhancing your connectivity. This home combines stylish design with a vibrant community setting, offering an unparalleled living experience. Contact us today to schedule your private tour and see all that this exceptional property has to offer.