



**186 Somerset Drive SW
Calgary, Alberta**

MLS # A2161496



\$749,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,847 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated two storey with attached double garage house in the highly sought-after community of Somerset! Ideally situated close to schools, shopping centres, YMCA, library, parks, tennis court, LRT station, and bus stops, the location of this house provides unparalleled convenience. Step inside and be greeted by a bright, sunlit foyer with high ceilings and elegant arched windows that make a grand first impression. This cozy residence offers five bedrooms, including two in the fully finished basement, and 3.5 bathrooms. Enjoy the spaciousness of two living rooms and two dining rooms—one featuring plenty of windows and two skylights which bring abundant sunlight into the house. The home also includes a recreation room, a laundry room, and a mechanical/storage room in the basement. The master suite is complete with a four-piece ensuite bathroom and a walk-in closet. The open-concept kitchen, enhanced by a central island, provides extra space for cooking and dining. The corner pantry has five layers of shelves provides a huge storage capacity. The kitchen has been thoughtfully updated with new quartz countertops, new cabinets, a high-quality stainless steel sink. Sufficient ceiling lights have been mounted on the ceiling, which augments the kitchen’s atmosphere to be bright and warm. A built-in niche around the corner of the stairs offers the perfect spot to showcase your favorite decorations. This house has new roof, new siding, and a new large-capacity hot water tank. The interior is a blend of wood, carpet, laminate, and ceramic flooring throughout. Step outside to find a serene backyard lined with blossoming fruit trees (three lilac trees, two apple trees, one hawthorn tree and one cherry tree) along the fence, creating a garden-like oasis and ensuring privacy. There are a

storage shed, two decks and a patio with gazebo in the backyard, which is perfect for family gathering and party. There are a lot of lawns and flowers surrounding the house. Please come to view this wonderful home for yourself—it might just be your new dream home!