



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

76 Somerside Grove SW
Calgary, Alberta

MLS # A2205740



\$649,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

****OPEN HOUSE SATURDAY APRIL 12 FROM 2:00 - 4:00 PM**** WOW! Looking for a 'move in ready' home in the awesome neighbourhood of Somerset with the best neighbours? Well this one is not only a beauty but in a great location! Somerset is known for its friendly atmosphere, schools, water park for the kids & pride of ownership. Well connected by public transportation with Somerset-Bridlewood C-Train situated close to the community and with major bus routes throughout. And this home shows pride of ownership and it is evident everywhere! Starting with the exterior…brand new front door to welcome you into your new home. Windows 2024, Roof and Siding 2022 & Central Air 2023. And the inside is just as upgraded. This 3 bedroom, 3.5 bath exudes modern everything! Foyer is large, no crowding here. The entire home was painted in 2023 with modern paint colours, big living room with 3 picture windows that bring in a ton of sunlight. New luxury vinyl plank throughout, kitchen has new quartz countertop, backsplash and new undermount sink. Kitchen has stainless appliances with new Bosch dishwasher. And the big pantry helps to keep your kitchen organized. Beside the kitchen is the dining area big enough to host those family gatherings. Main floor also has a 1/2 bath as well as laundry. Upper level has 3 bedrooms with primary boasting good size closet and ensuite. The other 2 bedrooms overlook the backyard. A full bath completes the upper level. The basement is fully finished with rec room area, play area and full bathroom. The furnace room allows for lots of extra storage. The back deck is private and leads down to the garage. There is still loads of room for the kids/dogs to roam around. And a bonus…the play structure stays. The oversized double garage is drywalled with electric heater and Epoxy flooring. A

mechanics dream! Basement, garage & deck have been permitted. Come take a peek, you won't be disappointed!