

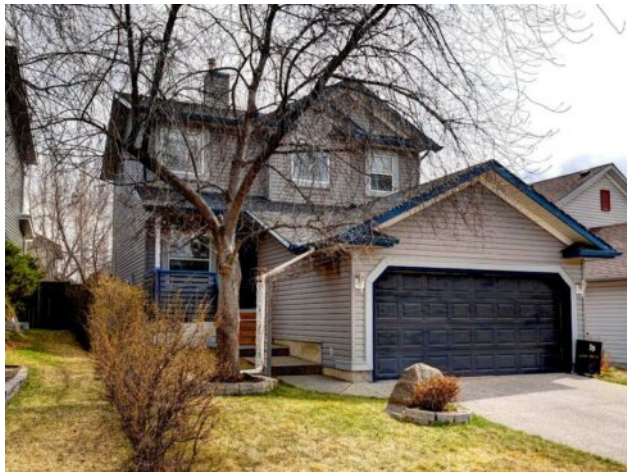


GRASSROOTS
REALTY GROUP

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**39 Somercrest Grove SW
Calgary, Alberta**

MLS # A2208028



\$600,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: TV Wall Mount, Kitchen Island, 1 Garage Remote

Welcome to this well-maintained 3-bedroom home located on a quiet street in the desirable community of Somerset. Featuring an open floor plan & a vaulted ceiling in the entryway, this home offers a spacious & inviting feel from the moment you walk in. The main floor includes an open kitchen with lots of counter space, cupboards, corner pantry & a movable island which has room for two bar stools, a cozy living room with a fireplace, convenient laundry, & a versatile formal dining room that can double as a flex space or home office. Upstairs, you'll find two generously sized bedrooms & a king-sized primary suite with a walk-in closet & ensuite. The fully finished basement adds even more living space with a large family room & an additional bedroom — perfect for guests, teens, or a home gym. Enjoy the huge backyard, ideal for entertaining or relaxing, along with a double attached garage for added convenience. Recent updates include newer laminate flooring on the main level & a new shingles and siding (2022). Located close to shopping, restaurants, the C-Train, & major routes, this home offers both comfort & unbeatable convenience. Don't miss out!