



**GRASSROOTS**  
REALTY GROUP

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**16386 Somercrest Street SW**  
**Calgary, Alberta**

**MLS # A2211286**



**\$629,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Central, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Pantry, Soaking Tub, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome Home to 16386 Somercrest Street SW! This beautiful home has nearly 2000 square feet of finished living space PLUS an unfinished basement. It is nestled in the sought-after community of Somerset, located close to schools, parks, transit and shopping. Step inside to discover a thoughtful layout featuring a formal dining room and a bright front sitting area, perfect for entertaining. The kitchen is equipped with stainless steel appliances, including a Bosch dishwasher, a pantry, and a breakfast nook that overlooks the spacious backyard. A cozy family room with a gas fireplace provides additional space to relax with the family. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a luxurious soaker tub. A large bonus area with a closet offers endless possibilities — from a home office to a playroom or media space. Enjoy the seasons on your large deck, the ideal space for outdoor dining or lounging, with a fully fenced, flat backyard complete with a mature trees. Additional features include main floor laundry, a double attached garage, central vacuum system, BBQ gas line and recent updates such as a newer roof and hot water tank. The unfinished basement provides a blank canvas for your future development ideas. Don't miss your chance to own this wonderful family home in a great neighborhood! Book your showing today.