



GRASSROOTS
REALTY GROUP

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39 Somerside Common SW
Calgary, Alberta

MLS # A2211945



\$589,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,444 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Electric Fireplace, Storage Shed

OPEN HOUSE SATURDAY APRIL 19, 2 - 4:30 PM Welcome to the perfect family haven in the heart of Somerset! Tucked away on a quiet street, this fully developed two-storey home offers space, comfort, and charm in equal measure. The welcoming front porch sets the tone, while the thoughtful layout is ideal for a growing family, featuring 4 spacious bedrooms and 3.5 bathrooms. Step inside to a generous foyer, large enough for a cozy reading nook or sitting area. The bright and airy living room, with a picture window overlooking the private backyard, is the perfect spot to relax. The kitchen features a stylish tile backsplash, durable tile flooring, and stainless steel appliances - seamlessly connected to the dining area for effortless entertaining. Sliding doors lead to a large deck, extending your living space outdoors for summer barbecues and quiet evenings. Upstairs, you'll find three large bedrooms with plenty of closet space. The primary retreat boasts a private ensuite and a walk-in wardrobe closet. The professionally finished basement adds even more flexibility with a family room, full bathroom, guest bedroom/home office, and space for a home gym. Additional features include a main floor laundry room, an expansive backyard, and a double detached garage with back lane access. Recent upgrades - fresh paint, newer carpet upstairs, new roof, siding and an overhead garage door replacement a few years ago, are an added bonus! Just steps from scenic walking paths, parks, playgrounds, and the popular Somerset Waterpark & Tennis Courts, this home is close to everything—schools, shopping, restaurants, C-Train access, and major roadways. This is more than just a house—it's a lifestyle your whole family will love. Book your private showing today!

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