

22 Somerset Way SW Calgary, Alberta

MLS # A2222981



\$690,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,377 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)		

Inclusions: Celebrite lights, Garage Racks x 4, Pergola on balcony, Front Arbor, Backyard Ground lights,

Discover Your Perfect Home in Somerset! Welcome to this incredibly well-maintained bi-level in beautiful Somerset, offering over 2,500 sq ft of finished space and a highly sought-after walkout basement. With 5 bedrooms and 3 full bathrooms, plus an insulated attached double car garage, this smoke-free and pet-free home is ready for immediate enjoyment. The main level boasts high ceilings, stunning hardwood floors, and two skylights for abundant natural light. The kitchen features granite countertops and leads to a balcony overlooking your private, landscaped yard. Enjoy low-maintenance outdoor living with Astroturf and multiple patios, perfect for entertaining. The fully finished walkout basement provides extensive living space, including a large open rec room, two additional bedrooms, generous storage, and a cozy family room with a fireplace. Recent major upgrades ensure peace of mind: a new roof (2021), James Hardie siding (2022), newer stove and fridge (2023), and fresh paint throughout. This home is ideally located near amenities, shopping, major routes, schools, and parks. This opportunity won't last. Call your favorite realtor to view it today!