

## 71 Somercrest Close SW Calgary, Alberta

**MLS # A2246831**



# \$620,000

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 1,563 sq.ft.                                                                  | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 3                                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway                                              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, T |               |                   |

|                    |                                                                                                        |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Tucked away on a quiet street, this home offers incredible convenience with Somerset School (K&ndash;4) and Samuel W. Shaw School (5&ndash;9) just a short walk away, plus Centennial High School minutes away in Sundance. Families will love being steps from Somerset's popular splash park, multiple playgrounds, parks, and an extensive pathway system that winds throughout the community. Shopping, restaurants, professional services, and transit options in nearby Shawnessy make daily living easy and accessible. From the moment you arrive, the charming curb appeal, mature trees, and double attached garage set the tone. Inside, a spacious front entry leads to a warm and inviting main floor. The living room features hardwood floors, a cozy fireplace, and large windows that fill the space with natural light. The open dining area connects seamlessly to the kitchen, where you'll find stainless steel appliances (fridge 2020), a large pantry, ample cabinetry, and a functional eating bar. Step outside to your sunny south-facing backyard, complete with a large wood deck&mdash;perfect for summer BBQs and family gatherings. Upstairs, newer carpet flows throughout, and the oversized primary suite offers a walk-in closet and private ensuite. Two additional bedrooms and a full 4-piece bath complete the upper level. The fully finished basement expands your living space with a large family room, flexible areas for a home gym, office, or playroom, plus a laundry room and plenty of storage. This home has been lovingly maintained and is truly move-in ready&mdash;perfect for families looking to settle in a welcoming, established community. Book your showing today!!