

\$775,000 - 94 Somerset Way Sw, Calgary

MLS® #A2107546

\$775,000

3 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

Truly one-of-a-kind, custom built, beautifully maintained, raised bungalow on a choice lot, backing onto a park. From the moment you drive up to the property, you will appreciate the attention to detail and upgraded exterior finishings. Beautiful brick covers the front of the home and there are raised brick beds to enjoy the flowers. The main floor has a wonderful open design and floor plan; 9'™ ceilings and south exposure windows which bring in an abundance of natural light throughout. Formal dining room is beautifully finished with oak hardwood and can accommodate a full-size dining suite. Bright and spacious kitchen with plenty of cupboards, premium granite countertops, gas range, upgraded fixtures. The additional island and corner pantry make for plenty of storage and prep space and the adjoining nook is great for informal dining. Open concept great room perfect for entertaining or large family gatherings, highlighted by the brick fireplace with a custom wood mantle, built-in entertainment cabinet and separate computer station. A large picture window has a wonderful view over the mature park and green space, plus there are sliding doors to an oversize 10'™x18'™ deck with a newer 10'™x16'™ awning. The primary bedroom has a 5 pc ensuite (jetted soaker tub, 4'™ step-in shower, bidet) and a huge walk-in closet with racks and shelves. Completing the main floor is the den with closet & window (could easily be used as a guest bedroom), 2



pc bathroom, laundry and direct access to the garage. The lower walk-out offers an additional 960 sqft of well-designed living space. The family room has an additional open games room area, perfect for games or a pool table. The large window offers a "picture" of the park and there are sliding doors to the poured concrete patio and yard. Two additional spacious bedrooms, great for extended family or a home gym, a nicely finished 4 pc bath, fully finished hobby room with an adjoining cold room giving additional cupboards, shelves and work space, plus the utility room offers more storage, work space with shelving and a wash basin. Many upgrades were added during construction of the home including knock-down ceilings on both levels and in-floor heat in the lower level. The most appreciated upgrade is the dual access to the attached garage " there is also a stairwell from the lower level walk-out directly into the garage! Newer top-of-the-line "Vangard Class 4 Impact" shingles and eaves were installed by Sunik roofing in 2022. Choice, south exposure lot backing onto the widest section of the park, close to schools, transit, shopping and easy access to Stoney Trail. Shows pride of ownership. Truly an investment in both lifestyle and real estate! Great value!!

Built in 1997

Essential Information

MLS® #	A2107546
Price	\$775,000
Sold Price	\$772,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,608

Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	94 Somerset Way Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Closet Organizers
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Sloped, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 28th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	73.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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