

\$599,000 - 2 Somerside Place Sw, Calgary

MLS® #A2134040

\$599,000

4 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

It's VERY RARE to find a home with 2 LARGE LIVING ROOMS on the main floor without paying a much higher price tag. And once you walk inside... you'll know...this is the one! QUIET CUL-DE-SAC | DOWN THE STREET FROM A PLAYGROUND | OVERSIZED GARAGE | 4 BEDROOMS TOTAL | OPEN FLOOR PLAN | GREAT LAYOUT | EXTRA-LARGE WEST FACING YARD | MATURE LANDSCAPING | INCREDIBLE LOCATION WITHIN WALKING DISTANCE TO EVERYTHING “ OUTDOOR RECREATION, SCHOOLS, SHOPS AND RESTAURANTS! This well maintained and beautifully updated home is incredibly located within the family-oriented community of Somerset, on a quiet cul-de-sac down the street from a playground and within walking distance to schools. Walk to the spray park, tennis and basketball courts, newly built inclusive playground, a strip mall with a Circle K, Dominos and more and down to Shawnessy with numerous additional shops and restaurants plus the c-train station and the YMCA/Cardel Rec Centre. Then come home to a quiet sanctuary. The charming front porch welcomes guests and entices peaceful morning coffees. An abundance of natural light graces the open and airy interior with clear sightlines and a neutral colour pallet. Extra windows stream natural light into the living room while simultaneously framing mature tree views. The kitchen inspires culinary creativity featuring stainless steel appliances, tonnes of



crisp white cabinets for storage, lots of counter space for prep and a large pantry for extra food storage. Adjacently, the dining room has plenty of space for all family meals + large gatherings and entertaining. The second main floor living area is a DREAM COME TRUE with gorgeous and warm natural lighting offering a space you can choose how to use. Second Living room? Massive dining area? Office space while the kiddies play in the big backyard? How about a reading room with a little library? You'll see it in person and know right away! A handy powder, mud room + hangers and closets completes this level. 3 spacious and bright bedrooms are on the upper level including a master with his and hers closets, mirrors and gorgeous windows looking onto a beautiful and mature tree + a large 4 piece bathroom that has a cheater door for ease of use. Gather in the rec room in the finished basement for movies and games or use it as a gym as these folks have been doing. This great space can easily be divided into 2 by furniture for both rec and entertainment. A 4th bedroom is ideal for guests or teenagers and the laundry room has another large storage space not seen in the pics. The large and sunny west facing backyard is dotted with mature trees and privately nestled behind the oversized double detached garage. This fantastic community is an outdoor enthusiast's dream with extensive pathways, numerous parks and outdoor activities as well as close proximity to Fish Creek Park, Sikome Lake, Spruce Meadows and the Sirocco Golf Course! Don't miss out on another amazing home...Call your agent now!

Built in 1999

Essential Information

MLS® #

A2134040

Price	\$599,000
Sold Price	\$630,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2 Somerside Place Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V3

Amenities

Amenities	Community Gardens, Gazebo, Other, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 30th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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