

42 Somerside Place SW  
Calgary, Alberta

MLS # A2221012



**\$598,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	No Smoking Home		

**Inclusions:** Garage remote(s)

Fall in Love with this Fully finished Amazing property in a popular SW Community of Somerset!! This 3 bedroom (plus Den), 2.5 bath home is located on a quiet cul-de-sac and backs onto a playground and park area. The main floor features a bright and sunny Living Room and boasts good sized windows to give you a view of the park. The Kitchen is large, offering plenty of cupboards and counter space and is open to the Living Room and Dining area. The upper floor offers 3 good sized bedrooms, fully carpeted with the Primary bedroom complete with a 4 piece ensuite bathroom and large walk in closet. For added convenience, the other two bedrooms also feature a walk in closet and share a common bathroom. The basement gives you plenty of space with a large recreation room, plenty of storage space and laundry area. This vibrant community is known well for being a friendly and family oriented area with plenty of parks, green spaces, walking paths and the ever popular Somerset Water Park. Easy access to public transportation, schools, shopping and restaurants make this an ideal fit for you and your family. This property is perfect for a Buyer who is able to assume the current Tenant and move in just before Christmas. View this home today!