# \$635,000 - 76 Somerset Manor Sw, Calgary

MLS® #A2233295

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,652 sqft Residential on 0.11 Acres

Somerset, Calgary, Alberta

An exceptional opportunity awaits. This beautiful two-story residence, situated in the highly sought-after community of Somerset, boasts 1652 square feet and offers a multitude of outstanding features. The main level features an open and spacious layout, complete with beautiful hardwood floors, an open kitchen, and a striking accent TV wall. The dining area seamlessly transitions into a lovely sunroom and covered BBQ area, perfect for relaxation and entertainment throughout the year, regardless of the weather. The residence features three bedrooms, including a spacious master suite with a large four-piece ensuite bathroom, complete with a soaker tub and shower. The developed lower level includes a large recreation room and storage room, which can be converted into another bedroom and bathroom. Additional features of this exceptional property include underground sprinklers, AIR CONDITIONER, a KINETICO WATER SOFTENER, REVERSE OSMOSIS SYSTEM, and TANKLESS WATER HEATER. A network of pathways weaves through the area, providing easy access to evening strolls around the community. The Somerset K-4 school is conveniently located nearby, just a mere three-minute walk. With numerous amenities nearby, including tennis courts, parks, playgrounds, an LRT station, the Shawnessy YMCA, and shopping, this presents a perfect opportunity.







### **Essential Information**

MLS® # A2233295 Price \$635,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,652 Acres 0.11 Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 76 Somerset Manor Sw

Subdivision Somerset
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3V7

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 1

#### Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage,

Tankless Hot Water

Appliances Dishwasher, Dryer, Microwave, Washer, Electric Range

Heating Forced Air, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Landscaped, Rectangular Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 21st, 2025

Days on Market 63

Zoning R-CG

HOA Fees 75

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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