



## 205 Somerset Drive Calgary Alberta

\$599,900

NEW LOWER PRICE! Seller motivated! Looking to downsize or just looking for one level living...then you have found your new bungalow! Just under 1200 sf, this lovely 2+2 bedroom, 3.5 bath home is on a corner lot (tons of room for extra parking) and is in the community of Somerset with schools, water park, LRT, shopping plazas, YMCA, close to Stoney Trail & major highways. Amenities galore. This home offers open spacious floor plan, large windows, tons of natural light, vaulted ceiling and newer laminate flooring throughout. The living/dining room is spacious with gas fireplace with custom feature wall above, door to backyard off the family room for easy access to the back. The kitchen has pantry, island and overlooks the front porch. The primary bedroom is large (easily fits a king bed) with ensuite and walk in closet. A second bedroom (works as an office as well) and 1/2 bath/laundry room complete the main floor. The lower level has been renovated and offers 2 bedrooms & 2 bathrooms (one with its own ensuite) and large rec room. Egress windows in both bedrooms and newer laminate flooring make this a good space for teens or roommates. Furnace room has plenty of storage as well. Back yard is completely fenced with a good sized deck. Central air put in 2022 & new Hot Water Tank (2024) Come and see and make this your forever home. You won't be disappointed. (id:6769)

3pc Bathroom 5.00 Ft x 7.92 Ft

3pc Bathroom 5.50 Ft x 8.08 Ft

Bedroom 10.75 Ft x 10.50 Ft

Bedroom 9.83 Ft x 11.75 Ft

Recreational, Games room 15.83 Ft x 22.50 Ft

Furnace 11.17 Ft x 23.42 Ft

2pc Bathroom 10.08 Ft x 5.08 Ft

4pc Bathroom 9.92 Ft x 8.75 Ft

Primary Bedroom 11.75 Ft x 13.83 Ft

Bedroom 10.08 Ft x 7.17 Ft

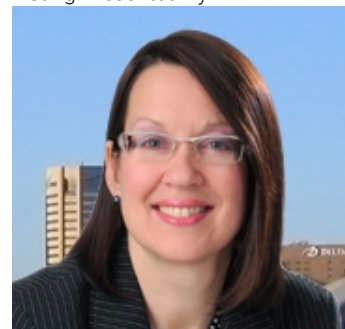
Dining room 14.75 Ft x 9.75 Ft

Kitchen 16.33 Ft x 13.50 Ft

Living room 16.42 Ft x 13.00 Ft

Foyer 7.67 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX**  
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