



70 Somerset Way Calgary Alberta

\$824,900

****4+2 BEDS, LEGAL BASEMENT SUITE WITH WALKOUT BASEMENT, BACKING TO GREEN SPACE**** Tucked away on a quiet street and backing onto a lush green belt with a scenic pathway, this beautifully maintained two-storey walkout in the heart of Somerset offers the perfect blend of space, functionality, and natural beauty. With over 2,000 sq ft above grade and numerous thoughtful updates, this home stands out for its pride of ownership and versatility--perfect for growing families, multi-generational living, or savvy investors. Step through the welcoming front entry and discover a main floor that balances comfort with practical flow. A formal living and dining space provides room for entertaining or family gatherings, while the sun-filled family room with a cozy fireplace and custom built-ins offers a relaxing space to unwind. The adjacent kitchen is bright and spacious, with an island and eating bar, a walk-in corner pantry, and a sunny breakfast nook that opens onto an upper deck overlooking the green space. A main floor den offers a quiet spot for working from home, and large windows throughout bring in plenty of natural light. Upstairs, you'll find four well-sized bedrooms, a full 4-piece bathroom, and a convenient laundry room. The primary suite is positioned on the sunny south side of the home and includes a walk-in closet and 4-piece ensuite with a relaxing jetted tub--ideal for quiet evenings and restful mornings. Downstairs, the walkout basement has been developed into a legal suite, complete with a separate kitchen, second fireplace in the rec room, two additional bedrooms, a full 4-piece bathroom, and ample storage. Whether you're accommodating extended family or seeking extra rental income, this flexible lower level checks all the boxes. This home has been carefully updated and cared for over the years, with recent upgrades including a newer roof, hot water tank, garage...

Bedroom 9.75 Ft x 14.08 Ft

Recreational, Games room 13.08 Ft x 14.08 Ft

Dining room 6.42 Ft x 14.08 Ft

4pc Bathroom 9.75 Ft x 4.83 Ft

Bedroom 9.83 Ft x 14.33 Ft

Kitchen 16.00 Ft x 6.17 Ft

Dining room 12.17 Ft x 8.75 Ft

Office 8.92 Ft x 8.75 Ft

Living room 10.08 Ft x 11.42 Ft

2pc Bathroom 4.67 Ft x 4.83 Ft

Foyer 10.33 Ft x 6.75 Ft

Bedroom 9.83 Ft x 12.58 Ft

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Furnace	8.33 Ft x 7.25 Ft	Primary Bedroom	11.92 Ft x 14.33 Ft
Kitchen	7.67 Ft x 13.83 Ft	4pc Bathroom	8.33 Ft x 9.17 Ft
Breakfast	8.92 Ft x 15.92 Ft	4pc Bathroom	7.67 Ft x 4.92 Ft
Family room	16.83 Ft x 13.92 Ft		