



76 Somerset Manor Calgary Alberta

\$665,000

An exceptional opportunity awaits. This beautiful two-storey 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. (id:6769)

3pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 10.50 Ft x 11.17 Ft

Bedroom 9.42 Ft x 11.58 Ft

Bedroom 13.00 Ft x 11.08 Ft

Primary Bedroom 13.00 Ft x 15.58 Ft

Other 4.67 Ft x 5.83 Ft

Recreational, Games room 12.75 Ft x 16.17 Ft

Storage 4.67 Ft x 3.00 Ft

2pc Bathroom 2.67 Ft x 7.00 Ft

Dining room 12.25 Ft x 9.42 Ft

Foyer 8.00 Ft x 8.00 Ft

Kitchen 10.75 Ft x 12.58 Ft

Living room 14.08 Ft x 16.67 Ft

Laundry room 2.75 Ft x 5.42 Ft

Other 7.17 Ft x 9.08 Ft

Pantry 3.92 Ft x 4.08 Ft

Listing Presented By:



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