



# 110 Somerset Drive Calgary Alberta

\$599,777

NEW YEAR, NEW HOME! Welcome to this lovely, meticulously kept, 3-LEVEL SPLIT home in the highly accessible community of Somerset. Oozing with CURB APPEAL, this home has a HUGE FRONT WINDOW that greets everyone as they enter the home. Gleaming HARDWOOD FLOORS are found throughout the main & upper floors; no carpets at all! The spacious living room with towering 12-FOOT CEILINGS is perfect for entertaining large number of guests. The bright kitchen boasts of a BREAKFAST BAR, RECESSED LIGHTING, NEWER STAINLESS-STEEL APPLIANCES, OAK CABINETS and TONS OF COUNTERTOPS. The dining room leads to the COVERED BACK DECK which is a great place to relax with a glass of wine at the end of the workday or have those weekend morning coffees. The HUGE BACKYARD is a great place for kids play time, parties and family gatherings. The hardwood flooring goes through all 3 upstairs bedrooms including the spacious master bedroom while the BASEMENT HAS LAMINATE FLOORS throughout. Two more good-sized bedrooms, all with legal egress windows can be found in the basement. Gorgeous FRENCH DOORS open up to a FLEX ROOM that can be used as a den, office, gym, hobby room or kids playroom. This leads to a HUGE CRAWL SPACE AREA THAT IS PERFECT FOR STORAGE. Completing the basement is the laundry & utility room and the comfy & relaxing FAMILY ROOM WITH A COZY FIREPLACE. Other notable features of this beautiful home are: NEW ROOF & SIDINGS (2021), NEW AIR-CONDITIONER & UV AIR PURIFIER (2022), MODERN LIGHT FIXTURES and a WATER SOFTENER. The convenient ATTACHED SINGLE GARAGE is equipped with TONS OF SHELVEING for more storage. And did I mention that the GARAGE is HEATED with radiant heating? Perfect for doing all those projects in any season! This NO SMOKING & NO ANIMAL home is just steps to the community SPLASH PARK, PLAYGROUND, BASKETBALL & TENNIS COURTS. It is also beside a bus stop and just a few block...

3pc Bathroom 8.92 Ft x 5.17 Ft  
Family room 13.83 Ft x 13.08 Ft  
Office 13.08 Ft x 9.50 Ft  
Bedroom 11.75 Ft x 9.33 Ft

Kitchen 12.17 Ft x 12.08 Ft  
Dining room 11.17 Ft x 9.92 Ft  
Primary Bedroom 13.33 Ft x 11.33 Ft  
Bedroom 12.42 Ft x 8.75 Ft

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Listing Presented By:



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Bedroom 10.17 Ft x 9.17 Ft  
Furnace 9.42 Ft x 8.75 Ft  
Living room 14.25 Ft x 13.75 Ft

Bedroom 10.42 Ft x 8.92 Ft  
4pc Bathroom 9.08 Ft x 5.17 Ft