

**166 Somerset Drive SW  
Calgary, Alberta**

**MLS # A2241153**



# \$689,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Somerset   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,000 sq.ft.   | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Level, Rectangular Lot   |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island |                   |      |

**Inclusions:** None

Wonderful family home with 4 bedrooms upstairs total of 2900sqft developed space. Close to Shopping Centre, Landmark Cinemas, Walmart, Canadian Superstore, plus other all facilities near by and Somerset Train Station, that can take you wherever you want to go and. High School and Elementary School close by for family. Features a classic floor plan with front living room opens to formal dining room, great room with open kitchen and spacious family room. Eating nook with back door walks out to the deck. Upstairs, 4 gorgeous bedrooms and 2 full baths including a master ensuite with skylight, separate shower and Jacuzzi tub. Fully finished basement has tons of room perfect for home theater, pool table, exercise room...etc. Upgrades including brand new hardwood floor on upper 4 bedrooms including stairs, newer hardwood floor on main plus tile flooring in the kitchen and washroom, laminate floor in basement...YES! NO CARPETS! All up to dated kitchen stainless steel appliances plus granite counter tops, back splash and updated faucet in the kitchen sink. All updated lights fixture. Outside including front porch and rear deck. Enjoy your summer BBQ in the nice yard with brick garden path and fire-pit. Please don't miss this opportunity see and write an offer for this Beautiful House.