



## 76 Somerset Manor SW, Calgary, Alberta - \$625,000



Main Photo

### Property Description

An exceptional opportunity awaits. This beautiful two-story 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.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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