# \$589,900 - 39 Somerside Common Sw, Calgary

MLS® #A2211945

# \$589,900

4 Bedroom, 4.00 Bathroom, 1,444 sqft Residential on 0.09 Acres

Somerset, Calgary, Alberta

\*OPEN HOUSE SATURDAY APRIL 19, 2 -4:30 PM\* Welcome to the perfect family haven in the heart of Somerset! Tucked away on a quiet street, this fully developed two-storey home offers space, comfort, and charm in equal measure. The welcoming front porch sets the tone, while the thoughtful layout is ideal for a growing family, featuring 4 spacious bedrooms and 3.5 bathrooms. Step inside to a generous foyer, large enough for a cozy reading nook or sitting area. The bright and airy living room, with a picture window overlooking the private backyard, is the perfect spot to relax. The kitchen features a stylish tile backsplash, durable tile flooring, and stainless steel appliances - seamlessly connected to the dining area for effortless entertaining. Sliding doors lead to a large deck, extending your living space outdoors for summer barbecues and quiet evenings.

Upstairs, you'll find three large bedrooms with plenty of closet space. The primary retreat boasts a private ensuite and a walk-in wardrobe closet. The professionally finished basement adds even more flexibility with a family room, full bathroom, guest bedroom/home office, and space for a home gym. Additional features include a main floor laundry room, an expansive backyard, and a double detached garage with back lane access. Recent upgrades - fresh paint, newer carpet upstairs, new roof, siding and an overhead garage door replacement a few years ago, are an added bonus! Just steps







from scenic walking paths, parks, playgrounds, and the popular Somerset Waterpark & Tennis Courts, this home is close to everythingâ€"schools, shopping, restaurants, C-Train access, and major roadways. This is more than just a houseâ€"it's a lifestyle your whole family will love. Book your private showing today!

Built in 1999

#### **Essential Information**

MLS® # A2211945 Price \$589,900

Bedrooms 4

Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,444 Acres 0.09 Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 39 Somerside Common Sw

Subdivision Somerset
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3M9

#### **Amenities**

Amenities Other, Picnic Area, Playground

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 3

Zoning R-CG

HOA Fees 74

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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