

**54 Somerset Way SW**  
**Calgary, Alberta****MLS # A2251177****\$699,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<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-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this immaculate and beautifully updated 3-bedroom, 3.5-bathroom family home, offering more than 2,400 sq. ft. of developed living space. Perfectly positioned on a quiet street in the family-friendly community of Somerset, this home backs directly onto a greenbelt, playground, and Elementary school—an unbeatable location where you can watch your children walk to school right from your backyard. Step inside and be greeted by soaring ceilings in the front entry, rich oak hardwood floors, and a stunning remodeled kitchen (2018) featuring granite countertops, a large island, pantry, stainless steel appliances, and a brand-new electric stove. A gas hookup is available if you prefer a gas range. The spacious living room with a cozy gas fireplace is filled with natural light, making it ideal for both everyday family living and entertaining. A bright breakfast nook, laundry room, and half bath complete the main level. Upstairs, the generous primary suite impresses with hardwood flooring, an oversized walk-in closet, and a luxurious ensuite with a two-person soaker tub and separate shower. Two additional bedrooms and a beautifully updated bathroom are showcased on the upper level. The fully finished basement expands your living space, offering a large family room, two additional spacious rooms that can be used as bedrooms or offices, a big storage room, and a full 3-piece bathroom. Step outside to your south-facing, oversized pie-shaped lot with a two-tier deck and low-maintenance backyard. It's perfect for BBQs, playtime, and family gatherings. The oversized garage adds functionality with shelving and cabinets. This home has been meticulously cared for, with extensive upgrades including: premium vinyl siding, new roof shingles, and eavestroughs (2021), all new, triple pane windows (2022&ndash;2023), new exterior doors (2024), newer garage door

(2020), high-efficiency furnace & water heater (2021), central A/C (2023), washer & dryer (2023), fresh paint (Aug 2025), and brand-new carpet in the basement. Every detail has been cared for, making this home truly move-in ready. With its exceptional location close to shopping, schools, YMCA, Fish Creek Park, Costco, Stoney Trail, Macleod Trail, restaurants, modern upgrades, and spacious design, this is a home you'll be proud to call your own. Don't wait, call today to view this home, a true gem, ready for you to move in and enjoy!