

**42 Somerside Place SW  
Calgary, Alberta****MLS # A2252556****\$599,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Shed

Welcome to a stunning family home featuring a versatile den/office, 3 spacious bedrooms, 2.5 bathrooms, and a fully developed basement. Perfectly designed for modern living, this home exudes pride of ownership with thoughtful details, stylish finishes, and recent upgrades including brand-new kitchen appliances. The open-concept kitchen and dining area, offering ample cabinetry and a picturesque view of the huge pie-shaped backyard. Imagine preparing meals while watching your children play safely in your fenced yard or at the playground just steps beyond. The bright, airy living room boasts expansive windows that flood the space with natural sunlight, while sliding doors lead you to a large deck—perfect for summer barbecues, alfresco lunches, or evening gatherings with a glass of wine. A main floor den provides flexibility to create a home office, gym, playroom, or hobby space, with a convenient 2pc bathroom completing the level. Upstairs, the primary bedroom features a large window, walk-in closet, and 4pc ensuite. Two additional bedrooms—generously sized for teens or adults and there is another 4pc full bathroom. The fully finished basement is an entertainer's dream with a spacious recreation room ideal for a home theatre, pool table, or games area. With its sunny southeast-facing backyard and living room, natural light fills the home all day long, creating a warm and inviting atmosphere while offering the perfect setting for gardening or outdoor play. Situated in an unbeatable location, this property is short distance to schools, splash park, tennis courts, community amenities, pathways, parks, shops, restaurants, transit, and the C-Train. Huge drive way that fits three cars, functional shed, upgraded high efficiency furnace and NO polyb here! Whether you're looking for the perfect family home or an

excellent rental investment (current tenant pays \$32,450/month), this is truly the best value on the market. Don't miss out—this one won't last!