

**880 Somerset Drive SW
Calgary, Alberta**

MLS # A2253619



\$699,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, See Remarks, Stre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, French Door, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

OPEN HOUSE Saturday Sept 6th & Sunday Sept 7th from 1-4pm Don't miss this Custom Built Former California Homes Show home. Welcome to 880 Somerset Drive SW, offering an exceptional layout, premium upgrades, and unbeatable location (close to schools, parks/playgrounds, tennis/basketball courts, Somerset C-train/bus station and Shopping), in Calgary's vibrant Somerset community. Boasting 3 bedrooms + a large flex bonus room up stairs, along with 2.5 luxurious bathrooms (renovated), and a fully developed basement with 2 more rooms and HUGE recroom plus a showhome styled fully finished DBL-Garage (with Man-Cave potential!). This home delivers over 2,600 sq ft of beautifully designed finished living space that you won't find in your average home. The main floor welcomes you with an open-concept layout centered around a stunning three-sided fireplace. The oversized upgraded kitchen features NEW Quartz counters, stainless steel appliances, abundant cabinet space, a walk-through pantry, island with breakfast bar, and connects seamlessly to the spacious dining and living areas that include a large and bright sunroom full of windows that lead your stunning sunny south-facing backyard that we'll get to in just a sec... + A main floor laundry/mudroom combo that adds daily convenience. Hardwood floors throughout the main floor and with new modern vinyl plank flooring on the stairs and brand new carpet upper level. The thoughtfully placed bonus/flex room acts as a buffer between the primary suite and the other two bedrooms—perfect for a home office, play area, guest space, or media room with DBL-French doors. The bathrooms have been fully renovated, with quartz countertops, designer tile and lighting, new fixtures, and a dedicated 2-person spa-like shower in the second full bath. Downstairs, enjoy a fully finished

basement with two large rooms (ideal for a gym, playroom, or guest space), a spacious recreation area, and a tucked-away utility room that maximizes usable space while featuring a NEW energy-efficient Goodman H.E Furnace and RHEEM Central Air Conditioning. The layout is smart, flexible, and far from cookie cutter which you'll see as soon as you enter the home with the new custom built wood railing with horizontal iron rails and natural look luxury vinyl plank on the stairs with custom nosing. One of the other bonuses when buying a former showhome is that you get a meticulously built home with a garage that shines like this one —it's fully insulated, drywalled, painted, with textured ceilings and accent walls, setting the stage for your dream workshop or future man cave. Enjoy relaxing or entertaining in your stunning backyard —boasting a two-tiered composite deck half covered with a vaulted cieling, overhead natural gas built-in heater, and built-in Weber natural gas BBQ with sunny south exposure allows for year-round enjoyment.