

# \$669,900 - 98 Somerset Way Sw, Calgary

MLS® #A2210206

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,362 sqft  
Residential on 0.11 Acres

Somerset, Calgary, Alberta

A rare and exclusive location within the community of Somerset, this home is MOVE-IN-READY and needs nothing! Backing onto green space, this spacious bungalow is being sold for the first time! The owners have meticulously maintained the home with upgrades as follows: New HARDY BOARD Siding in 2023, NEW ROOF in 2023, double attached garage with a New Garage Door 2024, New Deck Stairs 2024, Newer Living Room Windows 2017, New Kitchen Cabinet facing in 2020, Hardwood added to the home, Granite Counter Tops, 2 Furnaces, and a Kitchen Skylight. You'll love the bright and efficient floor plan, with one bedroom on the main (the Primary bedroom with a 4pc ensuite bath), an office, a 2 pc bathroom and a vast living room, dining room, kitchen combo featuring massive south-facing windows and a very high vaulted ceiling giving the feeling of brightness, warmth, and airy space. The fully finished basement features a family room, two more bedrooms, a utility area, storage and a full bathroom. Outside, you have a landscaped backyard with a large deck and gazebo (which will stay with the home) and a lovely, tidy little backyard. Open the gate to explore the green space beyond. There is also a hidden gas line to the back of the yard if you want to put in a gas fire pit or BBQ. This is an outstanding opportunity to get into a well cared for home in Sw Calgary. This home is on a quiet street and is still close to all shopping, dining, and entertainment options South



Calgary has to offer. Easy access to the ring road allows you a quick way to escape the city for your weekend adventures!

Built in 1997

### Essential Information

MLS® #	A2210206
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	98 Somerset Way Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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