

# \$599,900 - 107 Somercrest Gardens Sw, Calgary

MLS® #A2212319

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

Welcome to this fully developed 4 bedroom home in the heart of Somerset, offering over 1,800 sq ft of total living space designed for comfortable family living. With a bright west-facing front and an open-concept layout, the main floor welcomes you with soaring vaulted ceilings and abundant natural light. The kitchen is well-appointed with oak cabinets, a corner pantry, breakfast bar, and newer stainless steel appliances, flowing seamlessly into the spacious dining area—perfect for entertaining. Upstairs, you'll find three generously sized bedrooms and two bathrooms, including a serene primary suite featuring a walk-in closet and a private 3 pc ensuite. The lower level expands your living options with a second family room, large windows, and a cozy gas fireplace. A third full bath and fourth bedroom—ideal as a home office or guest room—add even more functionality. The lower level also offers convenient laundry facilities and an impressive storage area. Step outside to a large deck that overlooks your private backyard, beautifully framed by mature trees—an ideal setting for relaxation and summer barbecues. Enjoy unparalleled convenience with major shopping, Landmark Cinema, and public transit just a 5-minute walk away, plus the Somerset-Bridlewood LRT station within a 15 minute stroll. Families will appreciate the walking distance to both elementary and junior high schools. This is a fantastic opportunity to own a bright and spacious home in a



family-friendly neighbourhood.

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212319    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,238       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 107 Somercrest Gardens Sw |
| Subdivision | Somerset                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3K6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 45            |
| Zoning         | R-CG          |
| HOA Fees       | 74            |
| HOA Fees Freq. | ANN           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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