

# \$715,000 - 126 Somerset Way Sw, Calgary

MLS® #A2231117

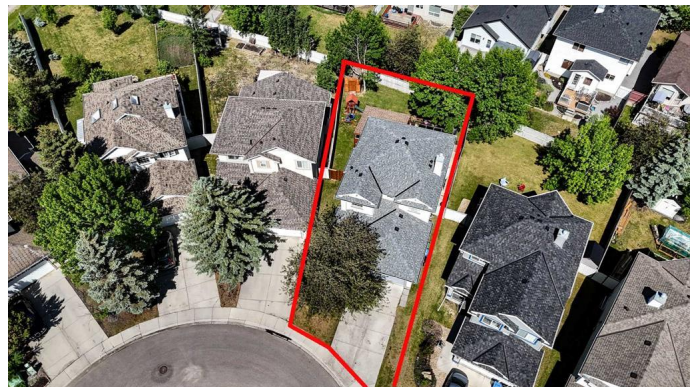
**\$715,000**

3 Bedroom, 4.00 Bathroom, 1,719 sqft

Residential on 0.12 Acres

Somerset, Calgary, Alberta

Welcome to this nicely maintained 2 storey home in the heart of Somerset, nestled on a quiet street that perfectly balances style, comfort, and location. This wonderful home welcomes you with a bright, open-concept main floor featuring rich hardwood floors and a spacious den off the entrance, perfect for work or study. The living area on the main floor centers around a cozy gas fireplace with stone surround and a large window overlooking the backyard. The kitchen is designed with practicality in mind, featuring a large central island with breakfast bar seating, stainless steel appliances, dual basin sink, plenty of white cabinetry and a spacious corner pantry, perfect for any home chef. Just off the kitchen, you have a dining room area with access to the lovely deck (with covered space & gazebo), great for hosting summer BBQs. Nicely finishing off the main floor you have a 2pc guest bathroom, laundry space & access to the double attached garage, making winter commuting a breeze. Upstairs, you'll find three great-sized bedrooms, including a primary master with walk-in closet and 5pc ensuite bathroom featuring a huge soaker tub & glass shower. The two additional bedrooms are both spacious with large windows and share a 3pc bathroom with glass shower. Downstairs, the fully developed basement offers a spacious family room with upgraded home theatre space (including custom wet bar) and electric fireplace - the perfect space for family movie nights! With ample space for a



home gym or kids play area, plenty of storage, and 4pc bathroom with steam shower & built-in benches, this space is completely customizable to your liking! Outside, the beautifully landscaped backyard is a private oasis, oversized and perfect for entertaining, relaxing, or letting kids and pets play freely. A double attached garage and ample driveway parking complete the home's thoughtful layout. All of this is set within a family-friendly community, just steps from schools, playgrounds, splash parks, walking paths, and green spaces, with quick access to the LRT, bus stops, YMCA, library, and shopping, plus major routes like Stoney Trail. Don't miss your chance to call this beautifully appointed Somerset home your own, book your private tour today!

Built in 1997

**Essential Information**

MLS® #	A2231117
Price	\$715,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,719
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	126 Somerset Way Sw
Subdivision	Somerset
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 3K3

### **Amenities**

Amenities	Other, Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Electric, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	70
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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