

# \$617,900 - 107 Somercrest Gardens Sw, Calgary

MLS® #A2212319

**\$617,900**

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-piece 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	\$617,900
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	3 Level Split
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	6
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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