52 Somerrect Gardens SW
Calgary, Alberta

MLS # A2167166

$650,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	**Age:**	1997 (27 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautiful home and its many amenities. The main floor features large windows which illuminate the spacious living/dining area with sunlight. Features of the kitchen include the floating kitchen island, walk in pantry and oak cabinets – the adjacent breakfast nook further creates a cozy but organized environment. A half bath and laundry room are also found on the main level. The upstairs loft can be easily converted to a bedroom. A skylight and walk-in closet are featured in the master suite. Two additional bedrooms and a four-piece bathroom complete the upper level. The basement is finished and includes a recreation room, a gym area, and a wine cellar. The double garage is insulated. The backyard comes with a Jacuzzi and is fully fenced off. New updates to the house include new siding (2020), a new garage door (2022), and a new roof (2022). The central A/C is a highlight for hot, summer days. Close to shopping, transportation, recreational centers, and easy access to Highway 201.