

# \$620,000 - 75 Somercrest Close Sw, Calgary

MLS® #A2223009

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

Welcome to 75 Somercrest Close. As you enter the house you are greeted with double high ceilings and a charming family room with loads of natural light, the perfect spot for a Christmas tree! As you enter the updated kitchen are you are welcomed by an open floor plan and large south facing windows. The dining room overlooks the good-sized back yard that feels very private, thanks to the large surrounding tree and recent patio. Enjoy sitting by a warm fire as you chat with people in the updated kitchen. This space is perfect for entertaining. The 2nd floor has 3 bedrooms and 2 bathrooms including your very own updated ensuite and walk in closet. As you step outside of the rooms you look down to the grand double high foyer. Make your way downstairs where you will find a developed basement to make into a TV room, kids play area, you name it. The furnace room is large and has tons of storage. With more then 2300 Square feet of living space, new paint, new carpet and AC, this home is ready for its next family. The neighborhood of Somerset has schools, parks (including its own water park), walking paths, tennis courts, is close to shopping AND is conveniently close to the LRT and bus routes. Don't wait to make this amazing opportunity yours!

Built in 1996

## Essential Information



MLS® #	A2223009
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	75 Somercrest Close Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3H8

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

**Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	75
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Mission Real Estate
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