

# \$824,900 - 70 Somerset Way Sw, Calgary

MLS® #A2228260

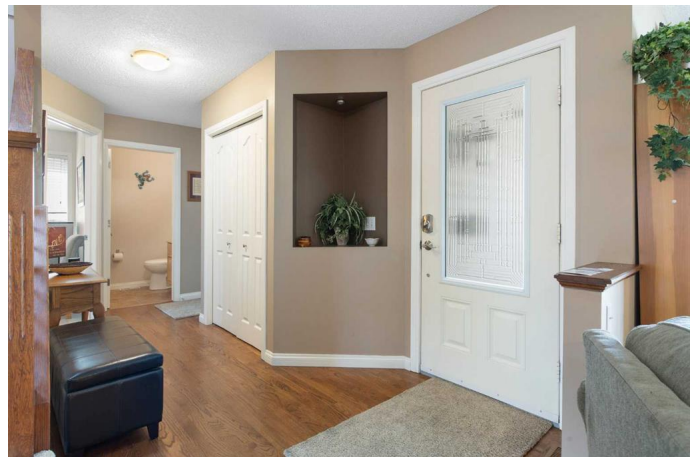
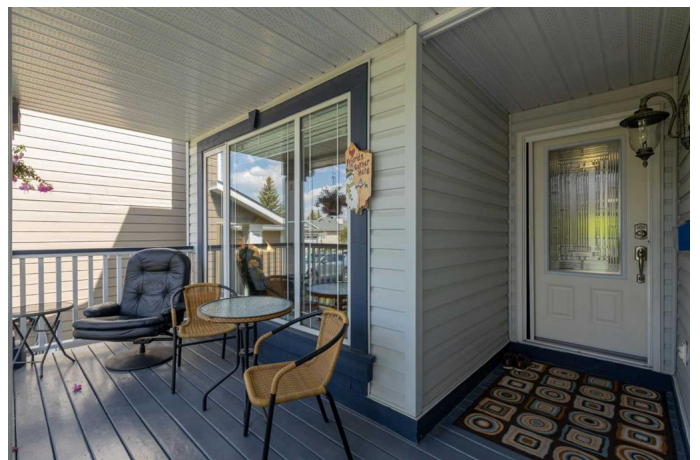
**\$824,900**

6 Bedroom, 4.00 Bathroom, 2,057 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

**\*\*4+2 BEDS, LEGAL BASEMENT SUITE WITH WALKOUT BASEMENT, BACKING TO GREEN SPACE\*\*** Tucked away on a quiet street and backing onto a lush green belt with a scenic pathway, this beautifully maintained two-storey walkout in the heart of Somerset offers the perfect blend of space, functionality, and natural beauty. With over 2,000 sq ft above grade and numerous thoughtful updates, this home stands out for its pride of ownership and versatilityâ€”perfect for growing families, multi-generational living, or savvy investors. Step through the welcoming front entry and discover a main floor that balances comfort with practical flow. A formal living and dining space provides room for entertaining or family gatherings, while the sun-filled family room with a cozy fireplace and custom built-ins offers a relaxing space to unwind. The adjacent kitchen is bright and spacious, with an island and eating bar, a walk-in corner pantry, and a sunny breakfast nook that opens onto an upper deck overlooking the green space. A main floor den offers a quiet spot for working from home, and large windows throughout bring in plenty of natural light. Upstairs, you'll find four well-sized bedrooms, a full 4-piece bathroom, and a convenient laundry room. The primary suite is positioned on the sunny south side of the home and includes a walk-in closet and 4-piece ensuite with a relaxing jetted tubâ€”ideal for quiet evenings and restful mornings. Downstairs, the walkout basement has been



developed into a legal suite, complete with a separate kitchen, second fireplace in the rec room, two additional bedrooms, a full 4-piece bathroom, and ample storage. Whether you're accommodating extended family or seeking extra rental income, this flexible lower level checks all the boxes.

This home has been carefully updated and cared for over the years, with recent upgrades including a newer roof, hot water tank, garage door, central A/C, newer carpets, and an irrigation system to keep your yard looking its best. Additional highlights include a charming front porch, skylight, greenhouse, central vacuum system, and a double attached garage.

Set in a prime location with walkability to schools, easy access to transit and the Somerset-Bridlewood LRT station, plus nearby shopping, YMCA, playgrounds, and more, this home offers both peace and convenience.

If youâ€™ve been searching for a move-in ready walkout home backing onto natureâ€™ with room for everyone and everythingâ€™this is the one. Donâ€™t miss your chance to make it yours.

Built in 1997

**Essential Information**

MLS® #	A2228260
Price	\$824,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,057
Acres	0.11
Year Built	1997

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	70 Somerset Way Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K3

### Amenities

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

### Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	75
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Benchmark
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