

# \$709,900 - 17 Somerset Circle Sw, Calgary

MLS® #A2227917

**\$709,900**

4 Bedroom, 4.00 Bathroom, 2,121 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

Located in the well-established community of Somerset, this beautifully maintained two-storey home offers over 3,000 square feet of developed living space and backs directly onto greenspace. The main floor welcomes you with a spacious front entryway that opens into a flexible front room—ideal for a home office or sitting area. Hardwood flooring flows throughout the main level, complemented by large windows that fill the home with natural light. The open-concept layout seamlessly connects the kitchen, living, and dining areas, creating a warm and inviting atmosphere perfect for both everyday living and entertaining. The kitchen is designed with style and practicality in mind, featuring white cabinetry, granite countertops, a corner pantry, and a generous island with seating. Adjacent to the kitchen, the dining area features a vaulted ceiling and easy access to the back deck—ideal for morning coffee or evening meals. The living room centers around a cozy gas fireplace, adding warmth and charm to the space. A convenient powder room and a main-floor laundry area complete this level. Upstairs, a vaulted bonus room with a second gas fireplace offers a perfect retreat for movie nights or a quiet place to relax. The primary suite is a true sanctuary with a walk-in closet and a luxurious four-piece ensuite featuring a soaker tub and standalone shower. Two additional bedrooms and a full four-piece bathroom provide comfortable accommodations for children or guests. The



fully finished basement offers a wide-open rec room that easily adapts to your lifestyle—whether it’s a home theatre, gym, games area, or a mix of all three. A third gas fireplace adds extra coziness. The basement also features a wet bar, fourth bedroom, and plenty of storage. Recent renovations completed in 2025 include brand new carpet and fresh paint, giving the space a clean, updated feel. Outside, the west-facing backyard is the perfect place to enjoy the evening sun. Step out onto the deck to relax or dine outdoors while overlooking a large grassy area bordered by mature trees. With direct access to the green space behind, the backyard feels like an extension of your own private oasis. A double attached garage offers secure and convenient parking year-round. This home comes with a range of recent upgrades. Within the past five years, the property has seen a new roof, updated siding, triple-pane windows, new blinds, a fresh coat of exterior paint, and new furnace and hot water tank. A/C ensures comfort during the warmer months. Somerset is a family-friendly community with schools, parks, and recreation just steps away. A daycare sits conveniently at the end of the street, and Somerset Park—with tennis & basketball courts, a splash park, and open green space—is only a five-minute walk. With easy access to Macleod and Stoney Trail, commuting is straightforward, and the CTrain station is just five minutes away. A short drive from Shawnessy's shops and services, including the YMCA and Cardel Rec Centre.

Built in 1998

**Essential Information**

MLS® #	A2227917
Price	\$709,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,121
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	17 Somerset Circle Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3P6

### Amenities

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	30
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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