

# \$699,900 - 880 Somerset Drive Sw, Calgary

MLS® #A2253619

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,894 sqft

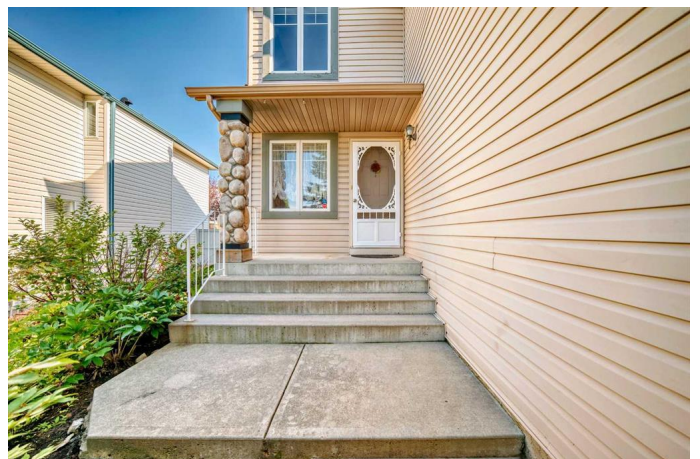
Residential on 0.12 Acres

Somerset, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY 1-4PM SEP**

**13\*\*\***Don't miss this Custom Built Former California Homes Show home. Welcome to 880 Somerset Drive SW, offering an exceptional layout, premium upgrades, and unbeatable location (close to schools, parks/playgrounds, tennis/basketball courts, Somerset C-train/bus station and Shopping), in Calgary's vibrant Somerset community.

Boasting 3 bedrooms + a large flex bonus room up stairs, along with 2.5 luxurious bathrooms (renovated), and a fully developed basement with 2 more rooms and HUGE recroom plus a showhome styled fully finished DBL-Garage (with Man-Cave potential!). This home delivers over 2,600 sq ft of beautifully designed finished living space that you won't find in your average home. The main floor welcomes you with an open-concept layout centered around a stunning three-sided fireplace. The oversized upgraded kitchen features NEW Quartz counters, stainless steel appliances, abundant cabinet space, a walk-through pantry, island with breakfast bar, and connects seamlessly to the spacious dining and living areas that include a large and bright sunroom full of windows that lead your stunning sunny south-facing backyard that we'll get to in just a sec... + A main floor laundry/mudroom combo that adds daily convenience. Hardwood floors throughout the main floor and with new modern vinyl plank flooring on the stairs and brand new carpet upper level. The thoughtfully placed bonus/flex



room acts as a buffer between the primary suite and the other two bedrooms—perfect for a home office, play area, guest space, or media room with DBL-French doors. The bathrooms have been fully renovated, with quartz countertops, designer tile and lighting, new fixtures, and a dedicated 2-person spa-like shower in the second full bath. Downstairs, enjoy a fully finished basement with two large rooms (ideal for a gym, playroom, or guest space), a spacious recreation area, and a tucked-away utility room that maximizes usable space while featuring a NEW energy-efficient Goodman H.E Furnace and RHEEM Central Air Conditioning. The layout is smart, flexible, and far from cookie cutter which you'll see as soon as you enter the home with the new custom built wood railing with horizontal iron rails and natural look luxury vinyl plank on the stairs with custom nosing. One of the other bonuses when buying a former showhome is that you get a meticulously built home with a garage that shines like this one —it's fully insulated, drywalled, painted, with textured ceilings and accent walls, setting the stage for your dream workshop or future man cave. Enjoy relaxing or entertaining in your stunning backyard —boasting a two-tiered composite deck half covered with a vaulted cieling, overhead natural gas built-in heater, and built-in Weber natural gas BBQ with sunny south exposure allows for year-round enjoyment.

Built in 1998

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2253619  |
| Price      | \$699,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,894       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 880 Somerset Drive Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3S2               |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Secured |
| # of Garages   | 2                                                                                                                      |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, French Door, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Window Coverings                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Three-Sided                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Courtyard, Playground, Private Yard, Tennis Court(s), Built-in Barbecue, Covered Courtyard, Gas Grill, Outdoor Grill |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Landscaped, See Remarks, Street Lighting, Interior Lot |
| Roof            | Asphalt Shingle                                                                         |
| Construction    | Stone, Vinyl Siding, Wood Frame                                                         |
| Foundation      | Poured Concrete                                                                         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 10                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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