

# \$725,000 - 880 Somerset Drive Sw, Calgary

MLS® #A2221041

## \$725,000

3 Bedroom, 3.00 Bathroom, 1,893 sqft  
Residential on 0.12 Acres

Somerset, Calgary, Alberta

**\*\*OPEN HOUSE SAT 05/25 1-4PM\*\*** Welcome to 880 Somerset Drive SW, a one-of-a-kind former California showhome offering an exceptional layout, premium upgrades, and unbeatable location in Calgary's vibrant Somerset community. Boasting 3 bedrooms, 2.5 bathrooms, a large flex bonus room (great as work from home office with double french doors), and a fully developed basement and 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 carpets (recently shampooed) on the upper and lower floors. Upstairs, the thoughtfully placed bonus room/den acts as a buffer between the primary suite and the other two bedrooms – perfect for a home office, play area, guest space, or a cozy media room. The bathrooms have been fully renovated, with quartz countertops,



designer tile and lighting, new fixtures, and a dedicated 2-person 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 â€”itâ€™s fully insulated, drywalled, painted, with textured ceilings and accent walls, setting the stage for your dream workshop or future man cave.

The backyard is your personal retreatâ€”a two-tiered composite deck with vaulted cover, overhead heater, and built-in Weber natural gas BBQ makes entertaining a breeze year-round. Enjoy a full traditional sized lot without being sandwiched between neighbours and enjoy the mature trees, fully fenced and landscaped yard in your backyard oasis.

Located just minutes from the Somerset C-Train station, top-rated schools, shopping, splash park, and tennis courts, this stunning home is a rare find in a family-focused neighborhood. Don't wait or you'll miss it. Come see this beautiful home today!

Built in 1998

## Essential Information

MLS® #	A2221041
Price	\$725,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,893
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	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Playground, Basketball Court, Barbecue, Covered Courtyard, Gas Grill, Outdoor Grill, Tennis Court(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Other, Private, Treed, Yard Drainage, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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