

154 Somerglen Close SW Calgary, Alberta

MLS # A2222941



\$727,777

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|------------------|---|---------------|-------------------|
| Division: | Somerset | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,665 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Irregular Lot, Landscaped, Level, Low Maintenance Landscape, P | | |

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|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Vinyl Windows | | |

Inclusions: n/a

Step into your forever home at 154 Somerglen Close SW, located in the heart of Calgary's welcoming Somerset community! This beautifully designed 4-bedroom, 3.5-bathroom gem offers over 2,200 sq ft of thoughtfully crafted living space, perfect for growing families or those who love entertaining. The open-concept main floor greets you with abundant natural light, featuring a spacious living room with large windows and a cozy gas fireplace that seamlessly connects to a modern kitchen. The kitchen shines with stainless steel appliances, a large island with a waterfall countertop, and plenty of cabinetry, while the breakfast nook overlooks the expansive backyard. A convenient half-bath and laundry area round out this level. Upstairs, the tranquil primary suite boasts a walk-in closet and a private 4-piece ensuite. Two additional bedrooms provide ample space for children, guests, or a home office, sharing a full bathroom, while the bonus room is ideal for family movie nights. The fully developed basement offers a 4th bedroom, another full bathroom, and a generous living area; the mechanical room provides plenty of extra storage. Outside, enjoy one of the largest lots in the area—a true backyard oasis with a fully fenced yard, multi-tier deck, and a patio area with a fire pit, perfect for summer BBQs and playtime. This meticulously maintained home features a new water heater (2024), updated Hardie board siding, a new roof, and soffits/downspouts, ensuring peace of mind for years to come. With easy access to Stoney Trail, proximity to schools, the C-Train, and shopping centers, this location can't be beat. Don't wait—explore the 3D virtual tour and book a private viewing today. It's a move you'll be glad you made!