

126 Somerglen Way SW
Calgary, Alberta

MLS # A2336891



\$579,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,680 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Patio Cover, Front Door Key, Mail Key. Basement Appliances: Refrigerator and Microwave.

*****\$10K PRICE IMPROVEMENT!!***** Welcome to this beautifully updated two-storey detached home in the family-friendly community of Somerset, offering 5 BEDROOMS + DEN, 4 BATHROOMS and over 2,400 SQ FT OF DEVELOPED SPACE—ALL FOR UNDER \$595,000! Situated on a quiet street with no neighbours behind and directly across from a small green space, this home offers an incredible combination of space, location and value. The main and upper levels feature NEWER VINYL PLANK FLOORING (2024)—with absolutely NO CARPET! The main floor includes a versatile den that makes an ideal home office, along with a spacious living area featuring a cozy fireplace. The kitchen is perfect for both everyday living and entertaining, showcasing stainless steel appliances, a gas range and a large central island. Step outside to enjoy the maintenance-free deck and private backyard with no neighbours directly behind. Upstairs, you'll find the convenience of an upper-floor laundry room, along with spacious bedrooms. The impressive primary retreat features a large walk-in closet and a 5-PIECE ENSUITE complete with double sinks. The FULLY FINISHED BASEMENT provides even more living space with 2 ADDITIONAL BEDROOMS and a sink, offering excellent flexibility for a large family, guests or a variety of other uses. Outside, the DOUBLE ATTACHED GARAGE and large driveway provide plenty of parking, while additional street parking is readily available for guests. RECENT IMPROVEMENTS INCLUDE: New Deck(2025), Roof Shingles and West side vinyl siding (2021), Dishwasher/stove(2025), Interior Painting(2025) and Furnace/Hot water tank serviced(2024). The location is hard to beat—just a short walk to the Somerset Splash Park and Somerset School (K-4) and only a short drive to the Somerset C-Train

Station, Bishop O'Byrne High School, Cardel Rec Centre/YMCA, Tim Hortons, Co-op, Walmart and the countless shops, restaurants and amenities available in nearby Shawnessy. With 5 BEDROOMS + DEN, 4 BATHROOMS, over 2,400 SQ FT OF DEVELOPED SPACE, no carpet and an exceptional Somerset location, this is an incredible opportunity you won't want to miss!