



GRASSROOTS
REALTY GROUP

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94 Somerglen Close SW
Calgary, Alberta

MLS # A2234446



\$681,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Built-in Bose speakers in basement.

Welcome to this beautifully maintained two-storey detached home, situated on a quiet street in the heart of Somerset. With four bedrooms, three and a half bathrooms, and a fully finished basement, this residence offers a perfect balance of space, style, and functionality. Set on a desirable corner lot siding onto a green space with walking paths that wind through the neighbourhood, the home enjoys a bright, open setting with no direct neighbours on one side. Inside, you'll find a freshly painted interior that immediately reflects pride of ownership throughout, along with rich hardwood flooring that adds warmth and elegance to the main living spaces. The heart of the home is the updated kitchen, featuring newer countertops and a stylish backsplash that adds a modern touch. It opens seamlessly into the living room, where a cozy fireplace creates the perfect backdrop for relaxing or hosting guests. The open-concept design ensures that family and friends can all be together in one connected, comfortable space. A functional mudroom at the back of the home adds everyday convenience, and large windows throughout allow natural light to pour in, creating a warm and welcoming atmosphere. Upstairs, three generous bedrooms are paired with a versatile bonus room that can easily adapt to your needs—whether it's a home office, play area, or media room. The spacious primary suite offers a private ensuite complete with a relaxing soaker tub, while a second full bathroom serves the additional bedrooms. The fully finished basement includes a fourth bedroom with a walk-in closet, a full bathroom, and a large open recreational room—ideal for guests, teens, or extended family. Step outside to a thoughtfully designed backyard and enjoy summer evenings on the large deck, gather around the flagstone fire pit, or unwind

to the sound of your custom smart-controlled waterfall feature—your personal oasis at home. Situated on a quiet, friendly street, this home provides a peaceful retreat while remaining close to schools, shopping, transit, and the Somerset waterpark. With thoughtful updates and timeless charm, this home truly has everything you need in one place.