



GRASSROOTS
REALTY GROUP

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**105 Somerglen Park SW
Calgary, Alberta**

MLS # A2234488



\$659,930

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,319 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, On St		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Gentle Slo		

Heating:	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: SHED

Welcome to this well-loved well-maintained original owners bilevel walkout family home. You will appreciate having a four-season sunroom overlooking a large green space with walking paths to a beautiful park. Your family will enjoy the splash park & picnic area also just a few minutes' walk away. Enjoy your newer heat pump a/c (2023) year-round. Your new home comes equipped with a maintenance free deck and a covered patio on the lower level. This gem has a great working kitchen with a gas stove. There is plenty of room for family and friends and a formal dining area. The main floor comes complete with a master, ensuite and walk in closet and two other large bedrooms and another full bathroom. This great family home comes complete with a water softener and reverse osmosis filtered water system and underground sprinklers. The bright walk-out level has a huge recreation room, another full bathroom, a second kitchen and fourth room for your guests. This fine home has a newer high efficiency hot water tank (2023) & furnace (2010) , ALL NEW TRIPLE PANE WINDOWS (2022) & THE ROOF (2022) AND THE SUNROOM (2020) which will give you peace of mind knowing that all major costs are taken care of. You will also appreciate the insulated double garage & a big maintenance free storage shed. Come by today you will be glad you did. **COMMUNITY:** Somerset is a residential neighborhood located in the southwest quadrant of Calgary, Alberta, Canada. It is bounded by the CTrain train-track (LRT r.o.w.) to the east, James McKevitt Road to the west, Stoney Trail to the south, and 162 Avenue SW to the north. Somerset is part of the larger Somerset-Bridlewood area, which was fully established in 1987. The community is known for its family-friendly environment, with access to schools, shopping, and recreational facilities. It is also close to

Fish Creek Provincial Park, one of Calgary's largest urban parks, offering extensive trails, picnic areas, and natural landscapes. With its quiet streets, diverse housing options, and abundant recreational opportunities, as an example of recreational facilities, the YMCA and local library. , it's a neighborhood that appeals to those seeking a balanced and fulfilling life.