



GRASSROOTS
REALTY GROUP

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133 Somerglen Way SW
Calgary, Alberta

MLS # A2240043



\$685,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Other, Street Lighting		

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

Inclusions: None

**** PRICE REDUCTION - \$30,000 **** Welcome to this spacious and thoughtfully designed 5-bedroom, 3.5-bathroom home, ideally situated on a private corner lot backing onto lush green space in the vibrant community of Somerset. Known for its family-friendly atmosphere, mature trees, parks, and convenient access to LRT, schools, and shopping, Somerset offers a well-rounded lifestyle in southwest Calgary. Step inside to a bright and welcoming foyer that flows into an open-concept main floor, featuring a cozy 3-way gas fireplace that effortlessly connects the living and dining areas. The kitchen is a true entertainer's delight with its oversized island, black subway tile backsplash, corner pantry, built-in wine rack, and wine cooler—perfect for hosting or enjoying quiet evenings at home. A standout feature is the sun-drenched sunroom with a vaulted ceiling, adding warmth and charm year-round. Double French doors open to the covered deck, extending your living space outdoors for seamless indoor-outdoor living. The upper level offers a tranquil primary retreat with a full ensuite, along with three additional bedrooms, one of which can easily serve as a bonus room or home office. The fully finished basement includes a spacious family room, a fifth bedroom, and a full bath—ideal for guests or extended family. Enjoy direct access to the walking path from your beautifully landscaped backyard, creating a peaceful, park-like setting that offers both privacy and connection to nature. New siding and shingles 2023. Completing the home is a double attached garage for added convenience. Experience the perfect blend of comfort, style, and location in this well-maintained Somerset gem.