



GRASSROOTS
REALTY GROUP

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**192 Somerglen Common SW
Calgary, Alberta**

MLS # A2241649



\$629,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangu		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional 3-bedroom, 3.5-bathroom home located in the desirable community of Somerset. Offering over 1,700 square feet of developed living space across 3 levels, this property offers comfort and a functional layout in a family-friendly setting. The main level features a bright and open south facing layout that is perfect for both everyday living and entertaining. A cozy gas fireplace anchors the living area, while the spacious kitchen provides ample cabinetry and room. Upstairs, you will find three well sized bedrooms including a generous primary suite with a private ensuite bathroom and walk in closet. The fully finished basement adds valuable living space and includes a second fireplace, home theatre hookups, and a full bathroom with heated floors. This area is ideal for movie nights, a home office, or guest accommodations. Additional features include a central vacuum, a security system, and an attached two-car garage. Step outside to enjoy a large, private, and beautifully landscaped backyard that offers the perfect place to enjoy summer evening with friends and family. Recent maintenance includes a new roof and vinyl siding completed just three years ago, ensuring peace of mind for years to come. This home is move-in ready, it's been freshly professionally touched up, repainted, and cleaned. It's located in a wonderful community, close to schools, parks, tennis courts, basketball courts, shopping, public transit and a WATERPARK! The LRT is a short 15min walk away making it easy for commute throughout the city. It is a rare opportunity to own a meticulously maintained family home in Somerset. Schedule your private showing today and experience everything this wonderful home has to offer.