



GRASSROOTS
REALTY GROUP

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**15 Somerglen Crescent SW
Calgary, Alberta**

MLS # A2242467



\$689,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: None

A former Cardel Show home and still a showhome! With many upgrades, augmented with personal touches it is amazing! An immaculate, completely developed two storey home in a park-like setting of Somerset, it offers a gardeners' backyard paradise, tranquil and relaxing. The home features an amazing open floor plan with rich maple hardwood floors and trim, granite countertops, extra large windows and vaulted ceilings that fill it with natural sunlight for style and function! It is truly a supreme 3 bedroom, main floor office/den, lower level studio, exercise room and teenagers retreat lifestyle. Backing on to a green space and walk path it allows for a short walk to shopping, LRT, and all amenities. Additional features, some not mentioned, include a new roof and siding in 2022, south backyard and quiet street. It's a wonderful opportunity in a sought-after community.