



GRASSROOTS
REALTY GROUP

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25 Somerglen Park SW
Calgary, Alberta

MLS # A2252515



\$635,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Somerset | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,638 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Pie Shaped Lot | | |

| | | | |
|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this bright and inviting two-storey home located in the desirable community of Somerset. Set on a large pie-shaped lot with a southwest-facing backyard that overlooks a peaceful green belt, this home offers comfort, space, and exceptional value. Step inside to discover a versatile front den/flex room—ideal for a home office or reading space. The vaulted living room is a showstopper, featuring soaring ceilings, expansive windows that flood the space with natural light, and a cozy gas fireplace. The kitchen is well-equipped with stainless steel appliances, a central island, and a breakfast nook that offers easy access to the sunny deck—perfect for summer BBQs and outdoor dining. A convenient mudroom with main floor laundry and a 2-piece bathroom complete the main level. Upstairs, you’ll find three well-sized bedrooms and two full bathrooms, including a spacious primary retreat with a walk-in closet and private ensuite. The fully finished basement offers even more functional living space with a generous rec room, a separate office or hobby room, and ample storage. Additional upgrades include a newer roof (2021), central air conditioning, and a double attached garage. Located close to schools, parks, shopping, transit, and major roadways, this home blends lifestyle and convenience in one of Calgary’s most family-friendly neighborhoods. Book your showing today!