

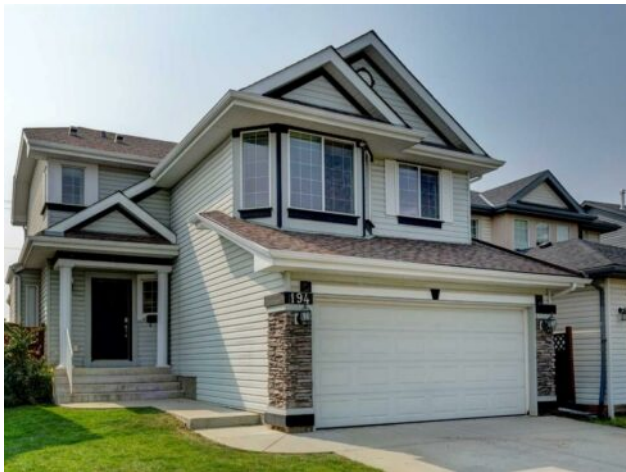


GRASSROOTS
REALTY GROUP

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194 Somerglen Way SW
Calgary, Alberta

MLS # A2252636



\$629,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Hood fan, Storage Shed, Vacuum System & Attachments, Garage Heater, Refrigerator in garage in as-is condition, Water softener in as-is condition

Welcome home to this exquisite 1,926 sq. ft. two-storey residence, a well maintained haven in the heart of the family-friendly community of Somerset. From the moment you step inside, the open-concept main floor captivates with a soothing neutral color palette and light vinyl flooring, creating an immediate sense of calm and space. The great-sized living room, featuring a cozy gas fireplace with elegant tile facing and a mantle, flows seamlessly into a well-appointed kitchen. The kitchen is a culinary enthusiast's delight, boasting a central island, a wealth of cabinet and counter space and a corner pantry. An inviting eat-in breakfast nook with built-ins offers a perfect spot for casual meals and provides direct access to the rear deck. An abundance of natural light from numerous windows washes over the main floor, extending into a spacious dining room, while a convenient two-piece powder room is discreetly tucked away for guests. Stay cool all summer long with central A/C. As you ascend to the second level, you'll appreciate the unique architectural details, from graceful arches to charming niches perfect for displaying plants and art. The large primary bedroom offers a serene retreat with dark hardwood floors, a generous walk-in closet, and a three-piece ensuite featuring an oversized walk-in shower. Two additional spacious bedrooms, each with their own closet, and a four-piece main bathroom provide ample space for family. An enormous upper-level family room adds a fantastic bonus space for movie nights and family relaxation. The fully finished basement expands your living space even further, presenting a generously sized recreation room complete with a striking floor-to-ceiling stone fireplace. This level also includes a fourth bedroom, a three-piece bathroom, a large utility and storage room, and a separate laundry room with wash basin sink and French doors. Outside, the

fenced and landscaped yard is your private sanctuary. A spacious deck provides an ideal spot to unwind and soak in evening sunsets, while a fire pit invites you to gather around on cool fall nights. Parking is effortless with a front attached garage and additional space for two more vehicles on the driveway. This home is a perfect blend of comfort, style, and practicality, designed for a lifestyle your entire family will love. This home in Somerset offers a lifestyle the whole family will love. Its location is a hub of convenience, with easy access to the Somerset LRT station for quick trips downtown. You'll have a wealth of amenities right at your doorstep, including bus stops, a public library, the YMCA, and tennis courts, along with scenic walking paths and the popular Somerset Waterpark. With nearby schools, shopping, restaurants, and quick access to major routes like Stoney Trail, this home is close to everything. Book your private showing today!