



GRASSROOTS
REALTY GROUP

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94 Somerglen Close SW
Calgary, Alberta

MLS # A2265006



\$599,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Greenbelt		

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

Inclusions: Built-in Speakers Downstairs

Exceptional Value in Somerset! Tucked away on a quiet, family-friendly street, this beautifully maintained two-storey home offers outstanding value with a sunny south-facing pie lot that's both private and inviting. With over 2,000 sq. ft. of developed living space, 4 bedrooms, and 3.5 bathrooms, central air conditioning, this home combines comfort, functionality, and location in one incredible package. The main floor features hardwood floors, fresh paint, loads of light from the south windows and an open-concept design that's perfect for everyday living. The updated kitchen is the heart of the home, complete with modern countertops, a stylish tile backsplash, and plenty of workspace. It flows seamlessly into the bright living room anchored by a cozy gas fireplace — the perfect spot to relax or entertain. A practical rear mudroom adds everyday convenience, while large south-facing windows fill the home with natural light throughout the day. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a private ensuite and soaker tub, plus a versatile bonus room ideal for a home office, playroom, or media space. The fully finished basement offers a fourth bedroom with a walk-in closet, a full bathroom, and a large recreation area — perfect for guests or teens needing extra space. Step outside to your sunny south backyard, complete with a large deck for summer barbecues, a flagstone firepit area, and a custom smart-controlled waterfall feature — a unique touch that makes this home truly special. The oversized pie lot offers extra space and privacy, with mature landscaping and room to enjoy year-round. Located in desirable Somerset, you're close to everything — schools, playgrounds, the Somerset Water Park, Shawnessy shopping district, restaurants, C-Train station, and easy

access to Stoney and Macleod Trail. This home represents exceptional value in one of Calgary's most convenient and family-oriented communities.