



GRASSROOTS
REALTY GROUP

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158 Somerglen Road SW
Calgary, Alberta

MLS # A2272144



\$579,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,576 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry		

Inclusions: n/a

Original Owner. Need a clean home? This one might be it. Well looked after home. Shows excellent with many features. Upper floor has three good sized bedrooms, two full baths with three piece en-suite. Main level with big front entrance, family room with fireplace, large kitchen with loads of counter space. Walk through pantry to double attached garage, patio doors to a covered enclosed sunroom (10x13.5) with south facing rear yard. There is also a two piece bath on the main floor. The lower level has a games sitting room with another fireplace with its own thermostat. Another bonus room, plus a work shop. Outside you will find fully landscaped yard, underground sprinklers, 10x10 tool shed, plenty of flowers and shrubs. Home comes with all appliances and has air conditioning. Quick possession is possible. Other features include,, Roof, siding and garage door replaced in 2021. Electrical panel replaced in 2023. Call your Realtor to Show.