



GRASSROOTS
REALTY GROUP

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91 Somerglen Road SW
Calgary, Alberta

MLS # A2278120



\$698,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Storage Shed, Shelving unit in laundry/ mud room, Back yard pond, basketball net on side of driveway

Welcome to this exceptionally clean and beautiful updated designer home featuring over 2600 sq. feet of development featuring 3 bedrooms up and 2 down! Ideally situated on a quiet street within walking distance to an exceptional range of amenities such as Somerset LRT station, YMCA, library, elementary school and Catholic high school, spray park, tennis courts, playgrounds and shopping. Recent updates include a new kitchen with granite tops, tile backsplash, new pot lights in the living room always keeping it bright, updated main and ensuite baths with glass shower and a classic clawfoot tub. Crown mouldings in living room, dining room and kitchen add a classic touch! Exterior upgrades include enhanced stonework on the porch, patio, and rear siding. The roof and soffits were replaced in 2021, along with partial siding updates. This thoughtfully designed home is filled with natural light throughout the day, featuring morning east sunlight on the front porch and parlour, along with bright south- and west-facing windows in the living and dining areas that overlook an open rear treeline. The landscaped backyard offers a tranquil retreat with a waterfall pond, flagstone patio, and mature garden—perfect for relaxing or entertaining. Quick and convenient access to Stoney Trail and Macleod Trail, with Spruce Meadows and Costco just a short drive. A well-maintained, move-in-ready home offering comfort, style, and outstanding walkability in a sought-after community.