



GRASSROOTS
REALTY GROUP

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110 Somerglen Road SW
Calgary, Alberta

MLS # A2283375



\$659,900

Division:	Somerset		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,578 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Hood fan and the fridge in the basement

Beautifully maintained, open-concept bungalow with a rare loft, located in the heart of Somerset. This home offers 2 bedrooms on the main level plus 2 additional bedrooms in the fully developed basement. Features include vaulted ceilings throughout, two large architectural skylights, and a unique loft overlooking the living area. The spacious primary bedroom boasts a 5-piece ensuite with jetted tub and heated bathroom floors. Quality upgrades include superior cabinetry, granite countertops, stainless steel appliances, double-oven electric range, upgraded lighting, central A/C, and new LVP flooring in the living room. The basement is complete with 2 large bedrooms, 4-piece bathroom, den, and ample storage. Enjoy the landscaped, south-facing backyard with retractable awning and gas BBQ hookup, ideal for entertaining. Move-in ready with updates including roof & partial vinyl siding (2022), electric range (2022), fridge (2025). Walking distance to C-Train, water park, schools, shopping, and YMCA. Flexible possession available.