



**44 Somerglen Heath SW
Calgary, Alberta**

MLS # A2299369



\$600,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Slate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Jetted Tub, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Hood fan

OPEN HOUSE Sat April 11th 2:00PM - 4:30PM *** This Turn-key three-bedroom, three-bathroom walk-out bungalow is located in a quiet Somerset cul-de-sac & backing onto the Green Belt. With over 2,462 square feet of finished living space, the home features an open-concept layout filled with natural light. A three-sided gas fireplace sits between the living room and formal dining area, providing a nice focal point for the main floor. The kitchen includes plenty of cabinetry, a pantry, and a breakfast nook for casual meals. The primary suite offers a large walk-in closet and a five-piece ensuite equipped with dual vanities, a jetted tub, and a separate shower. A second bedroom and another full bathroom complete the main level. Downstairs, the finished walk-out basement serves as a great space for hosting, featuring a games area, and a family room with a second fireplace. This floor also contains the third bedroom, which has a walk-through closet leading to a 4-piece guest bathroom. Outside, the elevated rear balcony and covered lower patio overlook a fenced yard that backs directly onto greenspace and walking paths. Practical features include a double front-attached garage with a new garage door (2026), and a wide driveway with parking for two extra vehicles. New Water Heater (2021), Siding (2021), Roof (2016), LVP Floors main (2022), A/C & Furnace (2016) This property is situated close to schools, shopping, Splash Park, the YMCA, and transit links. It is a solid, move-in-ready house in a convenient location. Book your showing today.