



**141 Somerglen Way SW  
Calgary, Alberta**

**MLS # A2303715**



**\$665,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Beach		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

This exceptional family home offers an unbeatable location backing onto a green space and pathway , A short walk to school and transit. The interior features a hardwood flooring and a modern kitchen equipped with granite countertops and stainless steel appliances, while the exterior boasts a low-maintenance deck with aluminum railings and a concrete patio. Designed for a large family, the upper level includes three generous bedrooms plus a massive primary suite with a separate bath tub, stand-up shower, and a huge walk-in closet, complemented by a versatile open loft. With an unfinished basement awaiting your creative touch, this home perfectly blends comfort, convenience, and future potential.