



**79 Somerglen Road SW
Calgary, Alberta**

MLS # A2153007



\$689,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Hot Tub Jacuzzi

Welcome to this beautiful, impressive 2-storey excellent family Home in great SOMERSET Community, SW Calgary. The property is conveniently situated close to the Community Park amenities, such as the water park, the playground and tennis courts as well as to the public and Catholic schools, the Bishop O'Byrne High School and the Somerset School. The Somerset-Bridlewood LRT station gives highlights to its appeal… A bright foyer with soaring vaulted ceilings welcomes you as you step in, leading you to a spacious main floor flooded with natural light. Inside, you discover an open-concept layout on the main floor, featuring a spacious living room, a dining area, a massive granite island, a kitchen with huge pantry ready to cater parties in all occasions, a powder room and a nature inspired SUNROOM to complete the meaning of comfort. Upstairs awaits the primary bedroom and is boasted with its 4pcs ensuite and a walk-in closet, while two additional bedrooms and a second bathroom round out the 2nd level. Downstairs offers even more living space as you will be greeted with a large developed entertainment area at the basement with its MINI BAR as well as its versatile FLEX ROOM and a 3pcs featuring standing shower bathroom. The west-facing backyard featuring a MASSIVE WOODEN DECK, perfect for entertaining and is a perfect place to enjoy with your HOT TUB JACUZZI, perfect for evening relaxation while nestled by its beautiful GARDEN natures with mature trees that provide privacy landscape.