



**15 Somerglen Way SW
Calgary, Alberta**

MLS # A2160098



\$680,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Level		

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

Inclusions: N/A

Open house Aug 31, 2:00-4:00pm. Welcome to this exquisite home nestled in the highly desirable community of Somerset. Impeccably maintained, this property offers 4 spacious bedrooms and 4 beautifully appointed bathrooms, ensuring comfort and luxury for the entire family. As you step inside, you'll be greeted by stunning hardwood floors and an open-concept layout, perfect for both everyday living and entertaining. The main level 9' feet ceiling features a cozy breakfast nook and a versatile office space, ideal for remote work or study. The living areas are bright and airy, providing the perfect setting for gatherings with family and friends. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite that stands out with its spa-like 5-piece ensuite—a true retreat for relaxation. The fully finished basement adds tremendous value, offering an additional bedroom and a spacious family room, perfect for hosting game nights or enjoying movie marathons. Step outside to your west-facing backyard, where you'll be captivated by lush greenbelt views and abundant sunshine throughout the day. To top it off, this home comes with a brand-new roof installed in 2021, providing peace of mind for years to come. Don't miss your chance to own this gem in Somerset. Schedule your showing today and make this stunning property your very own slice of paradise!