



GRASSROOTS
REALTY GROUP

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153 Somerglen Road SW
Calgary, Alberta

MLS # A2169960



\$685,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Kids backyard play center, Green House, Bar stools, Plastic Backyard Storage, Radon Mitigation System, Humidifier, Water Softener, 2 Stair Gates, TV Mounts in Gym, Main Floor, and Master Bedroom

Welcome to 153 Somerglen Road SW—an ideal home for growing families in the heart of Somerset. Located on a quiet, low-traffic street with no sidewalk to shovel, this beautifully maintained two-storey offers modern updates, flexible living space, and a sunny south-facing front yard. Step inside to a warm and functional layout featuring rich mahogany hardwood flooring and a bright, spacious kitchen with a large granite island, corner pantry, and stainless-steel appliances. The open dining area leads to a fully covered backyard deck, perfect for year-round BBQs and hosting. The main floor also includes a cozy family room with a gas fireplace, updated powder room, and convenient laundry. Upstairs, you’ll find a versatile bonus room, two generously sized bedrooms, and a refreshed 4-piece bathroom. The large primary suite features a walk-in closet and beautifully renovated ensuite. Downstairs, the legally permitted basement (2021) is an entertainer’s dream—with a dedicated movie space (7.1 surround sound, RGB smart lighting, soundproof ceiling insulation), plus a fourth bedroom, full bathroom, and flexible open area for a gym or playroom. Outside, enjoy a private backyard oasis with a central firepit, kids’ play structure, established raspberry bushes, and a new 6'x8' greenhouse with raised planters. The attached double garage and extra driveway space make room for up to four vehicles. Additional upgrades include central A/C (2025), newer partial roof/siding (2021), and a covered polycarbonate deck roof for year-round enjoyment. Walk to Somerset splash park, three nearby playgrounds, or hop on the train—just a 10-minute walk to Somerset LRT, where you’ll almost always find a seat for your downtown commute. Quick access to Stoney Trail keeps the whole city within reach. This move-in-ready home

checks all the boxes for comfort, space, and family-friendly living. Book your private showing today!