



**120 Somerglen Common SW  
Calgary, Alberta**

**MLS # A2204579**

**\$699,000**



<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,154 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Covered, Double Garage Detached, Driveway, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Central, Electric, Forced Air, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** none

**RARE OPPORTUNITY &ndash; CORNER LOT | SOUTH-FACING | BRIGHT & SPACIOUS WITH EUROPEAN-STYLE SKYLIGHTS!**  
Welcome to 120 Somerglen Common SW, a beautifully designed 4-level split home on a large corner lot with unobstructed southern exposure, offering incredible natural light all day and extra privacy with no neighbors on one side. This Carolina Homes-built property features 2,154 sq. ft. of fully developed living space, a walkout basement, and a stunning backyard backing onto greenbelt & bike paths. The main level boasts vaulted ceilings with elegant European-style skylights, a bright and open-concept living area, and a chef's kitchen with double wall ovens, a spacious island, and ample cabinetry. The grand master retreat features a vaulted ceiling, a 5-piece ensuite with a jetted tub & separate shower, and a large walk-in closet. The fully finished walkout basement offers a spacious family room, office, and laundry/craft room, while in-floor heating on the 3rd & 4th levels ensures year-round comfort. The south-facing covered deck and professionally landscaped backyard with a firepit make this home perfect for relaxation and entertaining. Located in the highly desirable Somerset community, this home is zoned for Centennial High School (7.9/10, ranked 32/292 in Alberta &ndash; Fraser Institute) and offers quick access to Somerset C-Train, Shawnessy Shopping Centre, YMCA, and major roadways. This is not just a home&mdash;it's a rare opportunity for those seeking privacy, natural light, and a top-tier location. Don't miss out&mdash;contact us today to book your private showing!