



GRASSROOTS
REALTY GROUP

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10 Somerglen Crescent SW
Calgary, Alberta

MLS # A2212843



\$639,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

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

Inclusions: Play Structure in yard, Sandbox, Workbench in basement

Welcome to a home where comfort meets convenience and every day feels a little more effortless. Step inside to hardwood floors and a bright, open-concept main level—perfect for relaxed mornings and lively evenings. The stylish kitchen, complete with Corian countertops, under-mount sink, and stainless steel appliances, is the heart of the home and flows beautifully onto a sunlit deck overlooking the landscaped backyard—ideal for BBQs, coffee breaks, or quiet moments. A cozy corner fireplace warms the living area, while the laundry/mud room off the garage adds everyday practicality. Upstairs, retreat to a spacious primary bedroom with a walk-in closet and serene 4-piece ensuite. Two more generous bedrooms and another full bath provide room for the whole family. The fully developed walkout basement offers versatile living space, including a bright additional bedroom, a massive storage area, and direct access to a lower patio. Located close to new splash park, schools, green space, Shawnessy Shopping Centre, the C-Train Station, and more—you’ll love the lifestyle this home offers.