



GRASSROOTS
REALTY GROUP

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141 Somerglen Way SW
Calgary, Alberta

MLS # A2303715



\$638,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Beach		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

This exceptional family home offers an unbeatable location backing onto a green space and pathway, a short walk to school and transit. The interior features a hardwood flooring and a modern kitchen equipped with granite countertops and stainless steel appliances, while the exterior boasts a low-maintenance deck with aluminum railings and a concrete patio. Designed for a large family, the upper level includes three generous bedrooms plus a massive primary suite with a separate bath tub, stand-up shower, and a huge walk-in closet, complemented by a versatile open loft. With an unfinished basement awaiting your creative touch, this home perfectly blends comfort, convenience, and future potential.