



GRASSROOTS

REALTY GROUP

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**182 Somerglen Road SW
Calgary, Alberta**

MLS # A2319283



\$629,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,920 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| 4 BEDS | 2.5 BATHS | WALK-UP BASEMENT | DOUBLE ATTACHED GARAGE | CONVENIENT LOCATION | Welcome to this 2-storey home located in the community of Somerset. Bright natural light greets you as you enter, leading into the flex room and formal dining area. The kitchen features an island with eating area, stainless steel appliances, plenty of cabinetry, a large pantry, and opens to the dining nook and living area with large windows overlooking the backyard. A door provides easy access to the large deck, making it convenient for outdoor enjoyment. A 2-piece bathroom completes the main level. Upstairs, you will find a spacious bonus room and 3 good-sized bedrooms, including the primary bedroom with a walk-in closet and private 4-piece ensuite. An additional 4-piece bathroom completes the upper level. The fully finished walk-up basement offers additional living space, a good-sized fourth bedroom, and plenty of storage. Outside, enjoy the large backyard with ample room for gardening, entertaining, or relaxing on the deck. A double attached garage and large driveway provide plenty of parking. Conveniently located close to schools, parks, public transit, shopping, and the Somerset-Bridlewood CTrain Station. Call your favourite agent for a showing today!