



**11 Somerglen Court SW
Calgary, Alberta**

MLS # A2323476



\$675,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,891 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Lawn, Pie Shaped		

Heating:	Forced Air, 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:	Bar, Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Closet in primary bedroom, Shed against back yard fence

Set on a quiet cul-de-sac, this thoughtfully designed family home pairs bright open-concept living with an exceptional SW backyard on a huge pie-shaped lot. Tucked away on a quiet cul-de-sac, this well-maintained home places Somerset School, the family favourite Somerset Park & a wide range of amenities within easy walking distance. An open-to-above foyer makes a memorable first impression while oversized windows draw in natural light. Gather around the gas fireplace in the living room where hardwood flooring adds warmth & character to everyday living. Conversations flow easily between the principal living areas thanks to the open layout designed for both entertaining & daily routines. Meal preparation becomes a pleasure in the well-equipped kitchen featuring stainless steel appliances, a corner pantry, a centre island with a raised breakfast bar & extended cabinetry that enhances storage & serving space in the adjacent dining area. Direct access to the backyard encourages seamless indoor & outdoor enjoyment. Productivity finds its place in the front den, creating flexibility for working from home, studying or pursuing hobbies. Added convenience comes from the main floor powder room. Upstairs, an open bonus area creates a practical spot for homework, reading or a computer station. Retreat to the primary suite where backyard views, a large walk-in closet & a private ensuite promote comfort at the end of the day. Quiet relaxation awaits in the jetted soaker tub while a separate shower & private water closet improve daily functionality. Two additional bedrooms share a well-appointed 4-piece bathroom on this level. Gather in the fully finished basement which expands the living space with a large recreation room ready for games, media or family fun. Easy entertaining continues with a dedicated bar area that keeps snacks & refreshments close at hand.

Versatility shines through a flex space suited to fitness, crafts or additional workspace needs. Another bedroom & a full bathroom complete the lower level. Outside, the impressive southwest-facing backyard delivers room to spread out, play & unwind. An expansive patio accommodates everything from summer barbecues to evening gatherings, while retractable awnings allow you to choose between sunshine & shade. Mature trees contribute privacy & beauty across the fenced yard, creating an inviting setting for children & pets to play. A dedicated dog run helps preserve the lawn while giving four-legged family members their own space. Parking remains straightforward with a double attached garage & full driveway. From the spray park, tennis courts, basketball courts & inclusive playground to nearby shopping, restaurants, the Somerset-Bridlewood CTrain Station, YMCA & Cardel Recreation Centre, daily convenience surrounds this exceptional home. Weekend adventures are equally accessible with Fish Creek Park, Sikome Lake, Spruce Meadows & the Sirocco Golf Club all nearby.