



GRASSROOTS
REALTY GROUP

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168 Somerglen Common SW
Calgary, Alberta

MLS # A2337706



\$569,900

Division:	Somerset		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,247 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: none

Welcome to this beautiful 3-level split nestled in a quiet location, offering exceptional value for first-time buyers and young families! This bright and spacious home features 3 bedrooms, a loft, and 3 bathrooms, with a thoughtfully designed open-concept floor plan and vaulted ceilings throughout. The main floor boasts gorgeous hardwood flooring and a bright, sunny oak kitchen complete with a breakfast eating bar. The kitchen flows seamlessly into the spacious dining area and large living room, highlighted by a cozy gas fireplace—perfect for everyday living and entertaining. A convenient 2-piece powder room, laundry room, and crawl space complete this level. Upstairs, the generous primary bedroom features a 3-piece ensuite, while two additional good-sized bedrooms and a 4-piece main bathroom provide plenty of space for the family. Step outside onto the large deck overlooking the south-facing backyard, ideal for enjoying sunny days and outdoor gatherings. A double attached garage adds convenience and extra storage. With pride of ownership throughout, a quiet setting, walking distance to schools, parks, playground and public transport, and a family-friendly layout, this is an excellent family home and an exceptional opportunity!