



GRASSROOTS
REALTY GROUP

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234 Somerglen Way SW
Calgary, Alberta

MLS # A2342650



\$665,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	None
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Fantastic Family Home with upgrades and ideally located just steps from schools and parks. Priced to sell, this move in property has everything you need--simply unpack, relax and put your feet up. The open concept main floor features professionally installed hardwood flooring, a tiled foyer and a private den with French Doors and glass block windows. The inviting great room offers a gas fireplace with fan while the kitchen is designed for entertaining with a walk thru pantry and a generous breakfast bar. Enjoy the beautifully finished backyard complete with a 12x12 deck off the nook and an 8x8 storage shed. Upstairs the spacious primary suite includes a walk in closet and well appointed ensuite with separate shower. A sunny bright bonus room with builtin shelving adds flexible living space. The fully developed basement includes a 15x11 bedroom, a full bathroom and an expansive family/rec room. The heated garage is another excellent bonus. Call your realtor to arrange a viewing. Recent upgrades include: roof, siding, kitchen door to deck, hardwood flooring, hot water tank. Central vacuum system and attachments. No poly B plumbing, mid efficient furnace recently cleaned and serviced.