

**192 Somerglen Common SW  
Calgary, Alberta**

**MLS # A2241649**



# \$629,900

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this exceptional 3-bedroom, 3.5-bathroom home located in the desirable community of Somerset. Offering over 1,700 square feet of developed living space across 3 levels, this property offers comfort and a functional layout in a family-friendly setting. The main level features a bright and open south facing layout that is perfect for both everyday living and entertaining. A cozy gas fireplace anchors the living area, while the spacious kitchen provides ample cabinetry and room. Upstairs, you will find three well sized bedrooms including a generous primary suite with a private ensuite bathroom and walk in closet. The fully finished basement adds valuable living space and includes a second fireplace, home theatre hookups, and a full bathroom with heated floors. This area is ideal for movie nights, a home office, or guest accommodations. Additional features include a central vacuum, a security system, and an attached two-car garage. Step outside to enjoy a large, private, and beautifully landscaped backyard that offers the perfect place to enjoy summer evening with friends and family. Recent maintenance includes a new roof and vinyl siding completed just three years ago, ensuring peace of mind for years to come. This home is move-in ready, it's been freshly professionally touched up, repainted, and cleaned. It's located in a wonderful community, close to schools, parks, tennis courts, basketball courts, shopping, public transit and a WATERPARK! The LRT is a short 15min walk away making it easy for commute throughout the city. It is a rare opportunity to own a meticulously maintained family home in Somerset. Schedule your private showing today and experience everything this wonderful home has to offer.