

**14 Somerglen Crescent SW  
Calgary, Alberta**

**MLS # A2248260**



# \$629,900

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

It's a gem in a perfect location! Walk to Somerset's community park, LRT station, transit, shopping and schools! The wonderful spacious open main floor plan welcomes you complete with tiled entry, white oak hardwood, lots of windows including sliding patio doors to a large deck. The kitchen with a large angled island adjacent to the spacious dining/eating area provides total comfort for a growing family environment! The upper level features three bedrooms including a king size master with a full ensuite. Plantation shutters adorn the main and upper levels. Other extras such as Carriage style garage door, exposed aggregate driveway, iron railing and stone accents is a perfect total home package. The fully finished walk out to grade basement has been transformed into an illegal suite, and easily converted back for family or extended family use.