

35 Somerglen Way SW
Calgary, Alberta

MLS # A2276664



\$699,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: None

Fantastic location on a quiet family friendly street backing to large green space with play park! Step out the front door for a short walk to elementary school, community recreation centre with water park, tennis, playground equipment, volleyball & more! This home has been extensively renovated recently including new shingles, soffits, eaves & downspouts. Hardy Board exterior, new triple pane windows, doors, furnace, hot water tank & air conditioning unit. Inside you'll discover an open plan with lots of room for a growing family! Low maintenance vinyl flooring. Updated bathrooms. New kitchen features classic white cabinets, glass tile backsplash, stainless steel appliances & enlarged & extended Quartz countertops to offer ample sit up seating & island like sink. The family room & dining area are open to the kitchen, perfect for family time or entertaining friends. Upstairs features more space to enjoy in the large bonus room with vaulted ceilings & large, bright window. The Primary bedroom offers lots of room for a King-sized bed & full furniture suite. The ensuite will pamper you with the soaker tub, glass shower & large vanity. The basement has been developed, adding a 4th bedroom, rec-room, laundry room with a 2-piece bath. Lots of room for additional storage in the mechanical room. Enjoy the greenspace views & recreating in the large, sunny yard featuring new large deck with 2 gas lines, a private gazebo with screens to keep out the bugs & speaker system to enjoy your favorite tunes! Exceptional value for this move in ready home!