

155 Somerglen Common SW
Calgary, Alberta

MLS # A2166938



\$624,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,518 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangu		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	shed		

A HOME for LIVING! Room for a family, room for lots of FUN or just a single looking for space! Very OPEN plan with VAULTED ceiling at the entry, good kitchen for entertaining, access to the yard & huge deck or sit and enjoy the cozy corner fireplace. Lots of UPDATES and additions: driveway widened by 10' to provide more guest parking or room for your toys; air conditioning to keep your home comfortable; sprinklers to keep the lawn looking great; shed put in 2 years ago; kitchen faucet, fridge & dishwasher updated a few years ago; Outside lights and some interior replaced about a year ago! Main floor has gleaming HARDWOOD and tile - so leave those shoes on; Great Room, kitchen & Dining area are all together with lots of light and views of the back yard trees; the guest 2 pc bath is separated by a few stairs and the laundry/mud room has access to the garage! Up the winder staircase, through the sunshine from all the large windows to 2 good sized bedrooms and a bath; the primary bedroom is large with a full ensuite and walk in closet. The lower level is finished and offers ROOM - to play, sleep, live or ?? Somerset is a great neighbourhood - good access, close to parks, schools, shopping and a water park for those hot days! Must be seen to be appreciated...