



# 65 Somerglen Park Calgary Alberta

\$769,900

Welcome to an amazing 2 storey home with a WALKOUT BASEMENT BACKING ONTO A LARGE PARK in beautiful Somerset! There are at least 10 REASONS WHY YOU SHOULD BUY THIS AWESOME PROPERTY: 1) Location, Location, Location - your future home is situated on a quiet street with very low traffic, yet a short walking distance to the Somerset/Bridlewood LRT station AND it backs onto a huge park/greenspace with a small playground. This is perfect for families with kids and anyone else that does not want to have neighbours at the back! Catching a ride on C-Train? No problem! Just walk to the train. No need to drive or take the bus anymore! You are also minutes away from the famous Somerset Waterpark/tennis courts and a large playground. How about walking distance to Somerset School(K-4), Bishop O'Byrne Senior High, Shawnessy YMCA and the vast shopping plaza with a Walmart, Home Depot, Superstore and much more! I mean...you have just made it in life once you purchase this house at THIS LOCATION! 2) The Walkout Basement with an illegal BASEMENT SUITE which offers a large living room, a kitchen, separate laundry, 2 BEDROOMS and a full bathroom. You have access to a huge covered patio overlooking the park! How can it be any better than this? 3) The Main floor - this space offers an office right off the front entrance, laundry, a 2-PC bathroom, a large living room, a kitchen with a dining area AND access to a 3 SEASON SUNROOM (12' x 14')....all you have to do is sit and enjoy your morning coffee while soaking in the beautiful sunrises (the back of the house faces SE). Please note, there are 2 small decks on either side of the sunroom for your convenience! 4) The Kitchen was redone in 2023. 5) The Upper Level features 3 good size bedrooms (the master bedroom comes with a walk in closet and its own full ensuite). 6) Brand new carpet (2024) throughout the upstairs! 7) Dual High Efficiency Fu...

Kitchen 11.67 Ft x 7.25 Ft  
 Dining room 8.67 Ft x 4.83 Ft  
 Living room 11.58 Ft x 7.25 Ft  
 Laundry room 5.17 Ft x 5.08 Ft  
 Bedroom 12.33 Ft x 10.33 Ft

Living room 15.50 Ft x 12.75 Ft  
 Laundry room 6.58 Ft x 6.17 Ft  
 Foyer 11.58 Ft x 6.08 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 15.67 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Bedroom 10.25 Ft x 9.92 Ft  
4pc Bathroom Measurements not available  
Eat in kitchen 11.83 Ft x 7.92 Ft  
Dining room 9.25 Ft x 8.92 Ft  
Family room 17.42 Ft x 9.00 Ft

Bedroom 11.67 Ft x 11.67 Ft  
Bedroom 11.58 Ft x 11.42 Ft  
4pc Bathroom Measurements not available  
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