



192 Somerglen Common Calgary Alberta

\$599,900

Check out this move-in ready 3 BEDROOM, 3.5 BATHROOM home located in the desirable community of Somerset! With just over 1,700 square feet of developed living space this home offers the perfect layout and size for families or young professionals looking to take the next steps in their life. The primary level is spacious, OPEN and bright! SOUTH FACING, it brings in plenty of natural light throughout the day. The living room features a HIGH EFFICIENCY gas fire place and is connected to the kitchen and dining area. The kitchen is well equipped with plenty of storage, appliances and central island. The dining area is well sized and situated beside the large backyard windows. Upstairs, the home has three SPACIOUS bedrooms. The primary suite is equipped with a private ensuite bathroom and walk in closet. The second and third bedroom are both south facing and perfect size for kids or a private office space, both rooms have their own closets and share the full 3-piece bathroom on the upper floor. The home has a FULLY FINISHED BASEMENT, notable features a second high efficiency gas fireplace, home theatre hookups, including speakers built into the ceiling offering the full surround sound experience, and the homes third full 3-piece bathroom with HEATED FLOORS. The basement area is ideal for movie nights, a home office, or guest accommodations. This wonderful family home comes equipped with additional features such as a CENTRAL VACCUM system, a SECURITY SYSTEM attached TWO-CAR GARAGE. Luxury vinyl plank and tile flooring throughout, enhanced energy efficiency through the use of R50 ceiling insulation and a well-maintained mechanical system with direct vent smart furnace system (air exchange with heat recovery) and flow through power humidifier. Outside the home has a large, private, FULLY FENCED BACKYARD that has been PROFESSIONALLY LANDSCAPED with low maintenance perennial flo...

3pc Bathroom 8.17 Ft x 5.33 Ft
 Bonus Room 16.83 Ft x 25.00 Ft
 Furnace 8.17 Ft x 14.33 Ft
 Dining room 10.92 Ft x 9.00 Ft
 Living room 13.17 Ft x 17.08 Ft
 Kitchen 10.92 Ft x 10.33 Ft

Foyer 10.00 Ft x 11.67 Ft
 Primary Bedroom 11.33 Ft x 12.58 Ft
 3pc Bathroom 7.00 Ft x 5.50 Ft
 Other 3.92 Ft x 5.50 Ft
 Bedroom 12.25 Ft x 9.17 Ft
 Bedroom 11.33 Ft x 10.08 Ft

Listing Presented By:



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Laundry room 5.42 Ft x 6.67 Ft
3pc Bathroom 5.17 Ft x 6.67 Ft

3pc Bathroom 8.50 Ft x 5.50 Ft