



## 194 Somerglen Way Calgary Alberta

\$629,900

Welcome home to this exquisite 1,926 sq. ft. two-storey residence, a well maintained haven in the heart of the family-friendly community of Somerset. From the moment you step inside, the open-concept main floor captivates with a soothing neutral color palette and light vinyl flooring, creating an immediate sense of calm and space. The great-sized living room, featuring a cozy gas fireplace with elegant tile facing and a mantle, flows seamlessly into a well-appointed kitchen. The kitchen is a culinary enthusiast's delight, boasting a central island, a wealth of cabinet and counter space and a corner pantry. An inviting eat-in breakfast nook with built-ins offers a perfect spot for casual meals and provides direct access to the rear deck. An abundance of natural light from numerous windows washes over the main floor, extending into a spacious dining room, while a convenient two-piece powder room is discreetly tucked away for guests. Stay cool all summer long with central A/C. As you ascend to the second level, you'll appreciate the unique architectural details, from graceful arches to charming niches perfect for displaying plants and art. The large primary bedroom offers a serene retreat with dark hardwood floors, a generous walk-in closet, and a three-piece ensuite featuring an oversized walk-in shower. Two additional spacious bedrooms, each with their own closet, and a four-piece main bathroom provide ample space for family. An enormous upper-level family room adds a fantastic bonus space for movie nights and family relaxation. The fully finished basement expands your living space even further, presenting a generously sized recreation room complete with a striking floor-to-ceiling stone fireplace. This level also includes a fourth bedroom, a three-piece bathroom, a large utility and storage room, and a separate laundry room with wash basin sink and French doors. Ou...

3pc Bathroom 12.25 Ft x 5.25 Ft

Bedroom 12.25 Ft x 12.50 Ft

Laundry room 5.58 Ft x 10.50 Ft

Recreational, Games room 13.33 Ft x 16.75 Ft

Furnace 14.08 Ft x 10.08 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Living room 14.08 Ft x 13.42 Ft

Pantry 4.00 Ft x 3.92 Ft

3pc Bathroom 9.17 Ft x 11.75 Ft

4pc Bathroom 5.92 Ft x 8.75 Ft

Bedroom 10.75 Ft x 9.33 Ft

Bedroom 8.92 Ft x 11.92 Ft

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Listing Presented By:



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Dining room 13.83 Ft x 8.75 Ft

Foyer 13.58 Ft x 12.50 Ft

Kitchen 17.17 Ft x 18.92 Ft

Family room 18.00 Ft x 18.42 Ft

Primary Bedroom 14.25 Ft x 11.92 Ft