

# \$727,777 - 154 Somerglen Close Sw, Calgary

MLS® #A2222941

**\$727,777**

4 Bedroom, 4.00 Bathroom, 1,665 sqft

Residential on 0.13 Acres

Somerset, Calgary, Alberta

Step into your forever home at 154 Somerglen Close SW, located in the heart of Calgary's welcoming Somerset community! This beautifully designed 4-bedroom, 3.5-bathroom gem offers over 2,200 sq ft of thoughtfully crafted living space, perfect for growing families or those who love entertaining. The open-concept main floor greets you with abundant natural light, featuring a spacious living room with large windows and a cozy gas fireplace that seamlessly connects to a modern kitchen. The kitchen shines with stainless steel appliances, a large island with a waterfall countertop, and plenty of cabinetry, while the breakfast nook overlooks the expansive backyard. A convenient half-bath and laundry area round out this level. Upstairs, the tranquil primary suite boasts a walk-in closet and a private 4-piece ensuite. Two additional bedrooms provide ample space for children, guests, or a home office, sharing a full bathroom, while the bonus room is ideal for family movie nights. The fully developed basement offers a 4th bedroom, another full bathroom, and a generous living area; the mechanical room provides plenty of extra storage. Outside, enjoy one of the largest lots in the area—a true backyard oasis with a fully fenced yard, multi-tier deck, and a patio area with a fire pit, perfect for summer BBQs and playtime. This meticulously maintained home features a new water heater (2024), updated Hardie board siding, a new roof, and soffits/downspouts,



ensuring peace of mind for years to come. With easy access to Stoney Trail, proximity to schools, the C-Train, and shopping centers, this location can't be beat. Don't wait—explore the 3D virtual tour and book a private viewing today. It's a move you'll be glad you made!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222941    |
| Price          | \$727,777   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,665       |
| Acres          | 0.13        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 154 Somerglen Close Sw |
| Subdivision | Somerset               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X3Z4                 |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Vinyl Windows   |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Irregular Lot, Landscaped, Level, Low Maintenance Landscape, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 7              |
| Zoning         | R-CG           |
| HOA Fees       | 75             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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