# \$599,900 - 192 Somerglen Common Sw, Calgary

MLS® #A2255767

## \$599,900

3 Bedroom, 4.00 Bathroom, 1,450 sqft Residential on 0.09 Acres

Somerset, Calgary, Alberta

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 flowers and mature fruit trees. A large stamped patio perfect for your outdoor furniture and a conveniently placed natural gas BBQ hookup. The backyard is an ideal place to spend summers with friends and family.

Recent maintenance includes a new roof and vinyl siding completed in 2022. This home has been freshly PROFESSIONALLY touched up, repainted, and cleaned. It's located in a wonderful community, close to schools, parks, tennis courts, basketball courts, shopping, public transit and a community WATERPARK! The LRT is a short 15min walk away making it easy for commute throughout the city. Don't miss an awesome opportunity to own a well maintained and optioned home in somerset for this fantastic price!

Built in 2001

#### **Essential Information**

MLS® #	A2255767
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,450
Acres	0.09

Year Built 2001

Type Residential Sub-Type Detached

Style 2 Storey
Status Active

## **Community Information**

Address 192 Somerglen Common Sw

Subdivision Somerset
City Calgary
County Calgary
Province Alberta
Postal Code T2Y4E8

#### **Amenities**

Amenities Park, Playground, Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home,

No Smoking Home, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Natural Gas, Floor Furnace

Cooling None
Fireplace Yes
# of Fireplaces 2
Fireplaces Gas

Basement Finished, Full

#### **Exterior**

Has Basement

Exterior Features Garden, Private Yard

Yes

Lot Description Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind,

Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed September 11th, 2025

Days on Market 47

Zoning R-CG

HOA Fees 74

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Comox Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.