

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

MLS® #A2222941

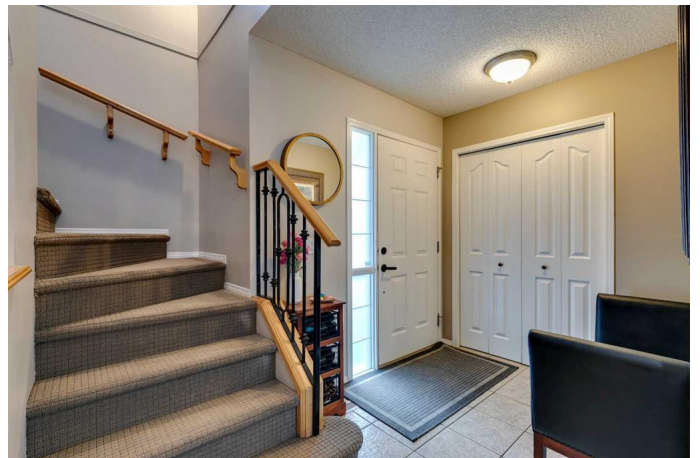
**\$727,777**

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	8
Zoning	R-CG
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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