



THE
A-TEAM

**RE/MAX
FIRST**

243 SOMERGLLEN Road, Calgary T2Y 3V5

MLS®#: **A2173706**

Area: **Somerset**

Listing Date: **10/17/24**

List Price: **\$698,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,724**
Low Sqft:
Ttl Sqft: **1,724**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Gentle Sloping,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"
Foyer	Main	9`4" x 10`6"
Laundry	Main	6`10" x 5`6"
4pc Ensuite bath	Second	13`6" x 4`11"
Bedroom	Second	10`10" x 9`8"

Room	Level	Dimensions
Dining Room	Main	13`4" x 9`11"
Kitchen	Main	13`4" x 9`5"
Living Room	Main	12`10" x 17`4"
5pc Bathroom	Second	8`5" x 5`3"
Bedroom	Second	10`7" x 10`9"

Family Room
3pc Bathroom
Bedroom

Second
Basement
Basement

13`5" x 10`1"
5`4" x 5`9"
12`6" x 10`8"

Bedroom - Primary
4pc Ensuite bath
Game Room

Second
Basement
Basement

13`0" x 14`0"
11`9" x 4`9"
21`6" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813240

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to 243 Somerglen Road SW, a beautifully renovated home located in the sought-after Somerset community of Calgary. This 4-bedroom, 4.5-bathroom home offers modern luxury and family-friendly functionality. The property features a fully finished basement, and a huge backyard deck perfect for entertaining. As you enter the home, you're greeted by a spacious, open-concept living room with stunning refinished hardwood floors and a cozy corner fireplace. The heart of the home is the completely remodeled kitchen, which boasts quartz countertops, beautiful cabinetry, and top-of-the-line stainless steel appliances—ideal for both cooking and hosting. Upstairs, the primary suite offers a tranquil retreat with a walk-in closet and a luxurious spa-inspired ensuite featuring a walk-in shower. The upper floor also has two additional bedrooms, perfect for family or guests and a bonus room for family or home office. The fully finished basement adds even more living space, with a large bedroom, a private walk-in closet, and a spacious bathroom complete with a dedicated makeup vanity. Outside, the newly landscaped backyard and expansive deck create the perfect setting for summer gatherings and relaxation. Located in a peaceful neighborhood, this home is minutes from Somerset Park, top-rated Somerset School and Bishop O'Byrne High School, and all the amenities of Shawnessy, including shopping, restaurants, and the LRT station. Book your showing today! you can't miss this one! Move-in ready and perfect for a growing family, this home is a must-see! Contact Taryn Pessanha today to schedule your private tour.

Inclusions:
Property Listed By:

**Living room book shelves
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









