

**133 Somerglen Way SW  
Calgary, Alberta**

**MLS # A2240043**



**\$685,000**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                  |               |                   |
| <b>Size:</b>     | 2,041 sq.ft.                                              | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 5                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Other, Street Lighting |               |                   |

|                    |                                                                                                                                       |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** None

**\*\* PRICE REDUCTION - \$30,000 \*\*** Welcome to this spacious and thoughtfully designed 5-bedroom, 3.5-bathroom home, ideally situated on a private corner lot backing onto lush green space in the vibrant community of Somerset. Known for its family-friendly atmosphere, mature trees, parks, and convenient access to LRT, schools, and shopping, Somerset offers a well-rounded lifestyle in southwest Calgary. Step inside to a bright and welcoming foyer that flows into an open-concept main floor, featuring a cozy 3-way gas fireplace that effortlessly connects the living and dining areas. The kitchen is a true entertainer's delight with its oversized island, black subway tile backsplash, corner pantry, built-in wine rack, and wine cooler—perfect for hosting or enjoying quiet evenings at home. A standout feature is the sun-drenched sunroom with a vaulted ceiling, adding warmth and charm year-round. Double French doors open to the covered deck, extending your living space outdoors for seamless indoor-outdoor living. The upper level offers a tranquil primary retreat with a full ensuite, along with three additional bedrooms, one of which can easily serve as a bonus room or home office. The fully finished basement includes a spacious family room, a fifth bedroom, and a full bath—ideal for guests or extended family. Enjoy direct access to the walking path from your beautifully landscaped backyard, creating a peaceful, park-like setting that offers both privacy and connection to nature. New siding and shingles 2023. Completing the home is a double attached garage for added convenience. Experience the perfect blend of comfort, style, and location in this well-maintained Somerset gem.