

# \$629,900 - 194 Somerglen Way Sw, Calgary

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MLS® #A2252636

**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,926 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

Welcome home to this exquisite 1,926 sq. ft. two-storey residence, a well maintained haven in the heart of the family-friendly community of Somerset. From the moment you step inside, the open-concept main floor captivates with a soothing neutral color palette and light vinyl flooring, creating an immediate sense of calm and space. The great-sized living room, featuring a cozy gas fireplace with elegant tile facing and a mantle, flows seamlessly into a well-appointed kitchen. The kitchen is a culinary enthusiast's delight, boasting a central island, a wealth of cabinet and counter space and a corner pantry. An inviting eat-in breakfast nook with built-ins offers a perfect spot for casual meals and provides direct access to the rear deck. An abundance of natural light from numerous windows washes over the main floor, extending into a spacious dining room, while a convenient two-piece powder room is discreetly tucked away for guests. Stay cool all summer long with central A/C. As you ascend to the second level, you'll appreciate the unique architectural details, from graceful arches to charming niches perfect for displaying plants and art. The large primary bedroom offers a serene retreat with dark hardwood floors, a generous walk-in closet, and a three-piece ensuite featuring an oversized walk-in shower. Two additional spacious bedrooms, each with their own closet, and a four-piece main bathroom provide ample space for family. An enormous upper-level family room adds a fantastic bonus



space for movie nights and family relaxation. The fully finished basement expands your living space even further, presenting a generously sized recreation room complete with a striking floor-to-ceiling stone fireplace. This level also includes a fourth bedroom, a three-piece bathroom, a large utility and storage room, and a separate laundry room with wash basin sink and French doors. Outside, the fenced and landscaped yard is your private sanctuary. A spacious deck provides an ideal spot to unwind and soak in evening sunsets, while a fire pit invites you to gather around on cool fall nights. Parking is effortless with a front attached garage and additional space for two more vehicles on the driveway. This home is a perfect blend of comfort, style, and practicality, designed for a lifestyle your entire family will love. This home in Somerset offers a lifestyle the whole family will love. Its location is a hub of convenience, with easy access to the Somerset LRT station for quick trips downtown. You'll have a wealth of amenities right at your doorstep, including bus stops, a public library, the YMCA, and tennis courts, along with scenic walking paths and the popular Somerset Waterpark. With nearby schools, shopping, restaurants, and quick access to major routes like Stoney Trail, this home is close to everything. Book your private showing today!

Built in 2000

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2252636  |
| Price          | \$629,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,926     |

|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 2000        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 194 Somerglen Way Sw |
| Subdivision | Somerset             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 4B3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings               |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                     |
| Fireplaces        | Decorative, Electric, Gas, Living Room, Mantle, Tile, Recreation Room, Stone                                          |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                                                   |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 9                   |
| Zoning         | R-CG                |
| HOA Fees       | 74                  |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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