

\$699,000 - 120 Somerglen Common Sw, Calgary

MLS® #A2204579

\$699,000

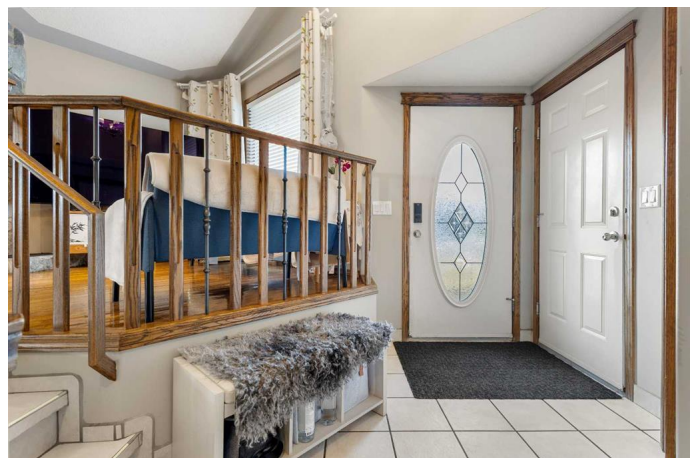
5 Bedroom, 3.00 Bathroom, 2,154 sqft

Residential on 0.12 Acres

Somerset, Calgary, Alberta

**RARE OPPORTUNITY – CORNER LOT |
SOUTH-FACING | BRIGHT & SPACIOUS
WITH EUROPEAN-STYLE SKYLIGHTS!**

Welcome to 120 Somerglen Common SW, a beautifully designed 4-level split home on a large corner lot with unobstructed southern exposure, offering incredible natural light all day and extra privacy with no neighbors on one side. This Carolina Homes-built property features 2,154 sq. ft. of fully developed living space, a walkout basement, and a stunning backyard backing onto greenbelt & bike paths. The main level boasts vaulted ceilings with elegant European-style skylights, a bright and open-concept living area, and a chef's kitchen with double wall ovens, a spacious island, and ample cabinetry. The grand master retreat features a vaulted ceiling, a 5-piece ensuite with a jetted tub & separate shower, and a large walk-in closet. The fully finished walkout basement offers a spacious family room, office, and laundry/craft room, while in-floor heating on the 3rd & 4th levels ensures year-round comfort. The south-facing covered deck and professionally landscaped backyard with a firepit make this home perfect for relaxation and entertaining. Located in the highly desirable Somerset community, this home is zoned for Centennial High School (7.9/10, ranked 32/292 in Alberta – Fraser Institute) and offers quick access to Somerset C-Train, Shawnessy Shopping Centre, YMCA, and major roadways. This is not just a home – it's a rare opportunity for those



seeking privacy, natural light, and a top-tier location. Don't miss out"contact us today to book your private showing!

Built in 2000

Essential Information

MLS® #	A2204579
Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,154
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	120 Somerglen Common Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4A3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached, Driveway, Covered, Front Drive
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range

	Hood, Refrigerator, Washer/Dryer, Humidifier
Heating	Central, Forced Air, Electric, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

Exterior

Exterior Features	Balcony, Private Yard, Garden
Lot Description	Back Yard, Landscaped, Lawn, Corner Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	28
Zoning	R-CG
HOA Fees	73
HOA Fees Freq.	ANN

Listing Details

Listing Office	Power Properties
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.