

# \$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, Front Drive, Covered
# of Garages	2

### Interior

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

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

## Exterior

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

## Additional Information

Date Listed	March 21st, 2025
Days on Market	14
Zoning	R-CG
HOA Fees	73
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Power Properties
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