

# \$749,900 - 16 Somerglen Cove Sw, Calgary

MLS® #A2226504

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,948 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

OPEN HOUSE: Saturday, July 26th 1-3PM | Welcome to 16 Somerglen Cove! Located in the well-established, family-friendly southwest community of Somerset, this beautifully updated two-storey detached home offers nearly 3,000 square feet of developed living space. With five bedrooms, three and a half bathrooms, and an illegal basement suite, this property provides comfort, style, and flexibility for growing families or multi-generational living. The backyard features a unique bonus â€” a multi-functional shed with ethernet access and power supply, perfect for use as a home office, craft studio, or playroom for the little ones. Upon stepping into this truly one-of-a-kind house, you are immediately greeted by an open-concept main floor that perfectly balances comfort with functionality. A formal living and dining area offers plenty of space for hosting your next dinner party or family function. The adjacent kitchen boasts ample counter space and a walk-through pantry that leads to the main floor laundry, two-piece bathroom, and heated two-car garage that comes equipped with a 240V outlet (ready for an EV charger). Upstairs, youâ€™ll find the incredibly spacious primary bedroom, accompanied by a three-piece ensuite, a custom-built affixed wardrobe and walk-in closet, exhibiting plenty of storage opportunities. The upper level also showcases three additional bedrooms, as well as an additional four-piece bathroom. Venturing downstairs, you will find a fully finished,



walk-out basement with its own separate entrance to the illegal suite, complete with a separate kitchen and laundry, additional bedroom, four-piece ensuite, and an additional fireplace. The extremely spacious, fully fenced-in backyard is also home to a designated dog run, and multi-purpose shed – the possibilities with this extremely rare space are endless. Additional note-worthy features of this tastefully renovated home include central air conditioning, central vacuum, new furnace (installed 2022), water softener, Kinetico water filtration system, as well as six exterior security cameras for added peace of mind. Just steps from nearby shopping, schools/playgrounds, YMCA and the Somerset-Bridlewood LRT station, this home provides both peace and a high level of convenience. Tucked away in a quiet corner of Somerset, this extremely well-kept, stunning property differentiates itself amongst the rest through its versatility and immense pride of ownership. Don’t miss your chance to own this home that checks all the boxes; book through ShowingTime to arrange your showing today!

Built in 1999

**Essential Information**

MLS® #	A2226504
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,948
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	16 Somerglen Cove Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3S3

### Amenities

Amenities	Other, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Oven, Range Hood, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Dog Run, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Canyon Creek
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