

**158 Somervale Close SW
Calgary, Alberta**

MLS # A2276351



\$556,000

Division:	Somerset		
Type:	Residential/House		
Style:	4 Level Split		
Size:	911 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N / A

Welcome to this fully finished, detached 4-level split home located in the highly desirable and family-friendly community of Somerset. Situated on a quiet residential street and within walking distance to all major amenities, this bright and welcoming home offers a highly functional layout filled with abundant natural light. The living room features large surrounding windows, creating a warm and inviting space ideal for family gatherings and entertaining. Just behind the living area, the well-designed kitchen opens to a breakfast nook and is equipped with a new stove, a high-efficiency range hood, and a drinking water filtration system, with patio doors leading to a sunny, south-facing, fully fenced backyard—perfect for outdoor enjoyment. The home offers four bedrooms and two full bathrooms, with two generously sized, south-facing bedrooms and a 4-piece bathroom on the upper level. The lower level provides a bedroom with a cozy gas fireplace or can be used as a spacious family room, along with a second full bathroom, offering excellent flexibility. The basement includes a laundry room with newer washer and dryer, ample storage, and an additional bedroom, ideal for guests, extended family, or a home office. Additional features include a radon mitigation system, a home security system, and a two-year-old double garage with plenty of parking and storage. Ideally located close to the Somerset LRT (C-Train station), schools, shopping, a waterpark, commercial amenities, and Fish Creek Park, this well-maintained home is an excellent opportunity in a safe, established community—don't miss your chance to make it your new home.