

158 Somervale Close SW  
Calgary, Alberta

MLS # A2288757



## \$531,888

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	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:** Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home

**Inclusions:** na

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 three bedrooms, two living rooms, 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 bright spacious family room with a cozy gas fireplace, along with a second full bathroom. 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, a central vacuum 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.