



**158 Somervale Close SW  
Calgary, Alberta**

**MLS # A2276351**



**\$556,000**

<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>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.