



GRASSROOTS
REALTY GROUP

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150 Somerset Close SW
Calgary, Alberta

MLS # A2279723



\$675,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,326 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY JANUARY 24 (12:00-2:30pm). Exceptional Bi-Level Living on a Quiet Somerset Street Discover the perfect blend of space, comfort, and convenience in this meticulously maintained detached bi-level, situated on one of the quietest streets in the sought-after community of Somerset. Boasting over 2,500 square feet of total developed living space, including 1,326 square feet above ground, this home has been exceptionally well looked after and reflects a true pride of ownership. Upon entering, you are greeted by an open and airy floor plan highlighted by gleaming hardwood flooring that spans the main living areas. Ensuring lasting peace and quality, the home features a Silent Floor System, utilizing specialized construction layers designed to reduce noise when walking and eliminate the squeaking common in many homes. The bi-level design is particularly effective at bringing in incredible amounts of natural light, with large windows on both the main and lower levels that create a bright, inviting atmosphere throughout the entire day. The main floor provides ample room for both daily life and entertaining, while the fully developed lower level significantly expands your footprint, offering a versatile area for a media room, home gym, or guest quarters. Storage is a defining feature of this property, with cleverly integrated spaces throughout to keep your home organized and clutter-free. The property is equipped with high-end functional upgrades, including an underground sprinkler system for effortless lawn maintenance and a water softener for added comfort. Outside, the meticulously kept yard features a nice-sized deck, perfect for summer BBQs and outdoor relaxation, offering a peaceful retreat within your own private sanctuary. Location is everything, and this home places you in the heart of Somerset's best amenities. You are just minutes away

from the Cardel Rec Centre and the Somerset C-Train station, making the morning commute or weekend activities incredibly simple. Furthermore, with rapid access to Stoney Trail, the entire city and the mountains are within easy reach. Over 2,500 Sq Ft of Development. Silent Floor System. Unbeatable Somerset Location.