



**109 Somerset Close SW
Calgary, Alberta**

MLS # A2282793



\$600,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,294 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	None		

Welcome to this beautiful, spacious family home tucked away on a quiet street in the heart of Somerset—where daily life is easy and everything you need is within walking distance, including schools, transit, shopping, and the neighbourhood water park. This bright bi-level offers soaring vaulted ceilings, abundant windows, and an open, welcoming layout that immediately feels like home. From the moment you enter, you’re greeted by an expansive sense of space as the design flows up to the living room and down to the family room below. The main level features a generous living and dining area with hardwood floors, ideal for entertaining or relaxing with family. The eat-in kitchen is well designed with a centre island, ample cabinetry and counter space, and direct access to a two-tiered deck overlooking a large, fully fenced backyard—perfect for kids, pets, and summer gatherings. The primary bedroom is a comfortable retreat with a walk-in closet and a four-piece ensuite complete with a soaker tub. Additional bedrooms are well sized and versatile for growing families, guests, or home office needs. The fully finished lower level is impressively bright thanks to its open ceiling design and large west-facing windows. This level includes a cozy family room with a gas fireplace, additional bedrooms, a three-piece bathroom, laundry, and plenty of storage. Major updates include a newer roof and hot water tank, offering peace of mind for years to come. With the addition of an extra bedroom, this home now offers exceptional flexibility and space for modern family living. A truly great family home in a fantastic location—move in and enjoy.