



**150 Somerset Close SW
Calgary, Alberta**

MLS # A2289061



\$625,000

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		

Impeccably maintained Somerset residence now offers an unbeatable entry point for a premium detached home. This isn't just a house; it's an executive-level bi-level on one of the quietest streets in the community, reflecting a true "pride of ownership" that is rarely seen at this price point. Designed for Quality & Quiet Spanning over 2,500 square feet of total developed living space, this home greets you with an airy, open-concept floor plan. The main level is anchored by gleaming hardwood floors and newly updated, high-end Italian Porcelain tile, adding a sophisticated and durable touch to the high-traffic areas. A standout technical feature is the Silent Floor System. Utilizing specialized construction layers, this system eliminates the squeaks and noise common in most homes, providing a level of tranquility usually reserved for high-end custom builds. Maximum Light, Maximum Space The bi-level architecture is a masterclass in natural light. Massive windows on both the main and lower levels ensure the entire home is sun-drenched throughout the day. Main Level: Features a functional layout perfect for daily life and entertaining. Lower Level: Fully developed to significantly expand your footprint. This versatile space is ideal for a massive media room, a home gym, or private guest quarters. Storage: Cleverly integrated storage solutions are found throughout the property, ensuring a clutter-free lifestyle. Premium Upgrades & Outdoor Sanctuary This home is equipped with functional "big ticket" features designed for comfort: Water Softener: For added plumbing protection and comfort. Underground Sprinkler System: For effortless, professional-grade lawn maintenance. Private Deck: A perfectly sized outdoor retreat for summer BBQs and quiet evenings. The Somerset Advantage Location is the ultimate win here. You are minutes away from the Cardel

Rec Centre and the Somerset C-Train station, making your commute or weekend activities seamless. With rapid access to Stoney Trail, the entire city and the Rocky Mountains are essentially at your doorstep. Book your private showing today and secure this win before it's gone.