



**37 Somervale Close SW
Calgary, Alberta**

MLS # A2293910



\$547,800

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Sauna, Vinyl Windows		

Inclusions: Awning, TV in Dining Area, Sauna, Shelving in Furnace Room

Impeccably maintained and full of charm, this lovingly cared-for home in Somerset is a rare find! Proudly owned for 26 years, the home was cared for in every detail, creating a warm & inviting space you'll feel the moment you walk in. Offering nearly 2,100 sq. ft. of developed living space, the home features an excellent, functional layout. The main level welcomes you with a bright living room, an upgraded kitchen, & a spacious dining area; perfect for everyday living & entertaining. Upstairs showcases a very generous master bedroom complete with its own ensuite, two additional well-sized bedrooms & a 4-piece bathroom, ideal for families. The fully finished basement adds valuable living space, featuring a cozy family room, an additional bedroom, & a sauna with a shower-your own private retreat. There's also plenty of storage space in the furnace room. This home has been thoughtfully updated over the years. A major renovation in 2017 included a remodeled kitchen with new sink and faucets, refinished bathroom cabinets, all toilets replaced, fresh paint throughout (walls and ceilings), new light fixtures, and new laminate flooring on the main level. More recent upgrades include a newer roof on both the house & garage (2021), a newer garage door (2021), & a furnace replaced in 2023, offering peace of mind for years to come. Outside, enjoy a beautifully landscaped, SW- facing private backyard with a deck & awning-perfect for relaxing or hosting summer gatherings. The oversized double detached garage easily accommodates larger vehicles. Additional thoughtful features include metal cladding on porch posts and under windows, a protective plastic enclosure on the porch for added comfort, & updated wood on the porch and deck railings. Located in the family-friendly community of Somerset, this home is within walking distance of the C-Train,

shopping, schools, water park, tennis courts, playgrounds, YMCA, & other amenities. Homes like this don't come up often, don't miss your chance to make it your own! Call today to view it!