



GRASSROOTS
REALTY GROUP

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158 Somerset Close SW
Calgary, Alberta

MLS # A2332754



\$619,900

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,269 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Immaculate and impeccably maintained, this spacious bi-level stands out with its bright, open main level, and a layout that lives larger than expected. Offering over 2,390 sq ft RMS (1269 sq ft above grade + 1126 sq ft below), this home is designed for both everyday comfort and entertaining. The main level is filled with natural light, featuring vaulted ceilings and oversized windows that enhance the living and dining areas. The kitchen offers a breakfast counter with seating and has direct access to the rear deck—perfect for morning coffee or evening unwinding. Also on the main level are 3 bedrooms, including a spacious primary retreat complete with a private 3 pc ensuite. The fully developed lower level expands your living space with an expansive recreation room, an additional bedroom, an office and a full 3pc bathroom—ideal for guests, teens, or entertaining. The beautifully landscaped backyard offers a rare combination of openness and privacy, with mature trees and thoughtful new fencing creating a safe, serene setting for families. Located in the highly desirable community of Somerset, this home offers the best of suburban living with access to nature and everyday amenities. Enjoy being just minutes from the Somerset Park with Tennis Courts, Basketball nets, playground and the Water Parks. Along with excellent schools, shopping, dining, and convenient access to major routes for an easy commute. Known for its mature trees, quiet streets, and strong sense of community, don't miss this opportunity. New Shingles/Eavestroughs/Stucco Paint (2021). Triple Pane Windows and Central A/C.