

\$825,000 - 2 Somme Mews Sw, Calgary

MLS® #A2087131

\$825,000

3 Bedroom, 5.00 Bathroom, 2,570 sqft

Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Welcome to 2 Somme Mews SW, a spacious 3 storey plus basement home, with nearly 4000 sq ft of living space, in the heart of Garrison Woods! Fantastic curb appeal, with brick and stucco columns, brick surround on the front window, and a lovely covered porch, the perfect space to enjoy your morning coffee. The main floor is open-concept, with a private den and a 2-piece powder room tucked off of the foyer, but with a great flow in the main living space for many furniture configurations. Wood floors throughout the main, aside from tile in the mud room create continuity, and the 9 ft ceilings and large window lend themselves to a sense of airiness. The kitchen, with its stainless steel appliances, corner pantry, stone counters, plenty of pot lights, and an eat-up island, is great for cooking weekday dinners, or entertaining a crowd . Upstairs, you'll find the primary suite featuring a corner fireplace, with a walk-in closet, and a 5-piece ensuite with heated floors, complete with a large soaker tub and a glass-walled shower. Two more bedrooms, one with a walkthrough closet into the 4-piece main washroom with heated floor, and a laundry room - with a laundry sink - complete this level. The 3rd storey offers another fireplace, lovely vaulted ceilings, and a 3-piece bath. The basement is fully-finished, including a wet bar, fireplace, recreation space, and plenty of storage. The fenced backyard has access to the double detached garage, plus many perennial plants and a wood deck. Garrison Woods provides



an unparalleled walkable lifestyle, with many retail, entertainment, and dining options, along with access to parks and greenspace, a great schools. Well-served by Calgary transit, a short drive downtown, and easy access to Crowchild Trail mean an easy commute no matter which part of the city you need to get to.

Built in 2005

Essential Information

MLS® #	A2087131
Price	\$825,000
Sold Price	\$819,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,570
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 and Half Storey, Side by Side
Status	Sold

Community Information

Address	2 Somme Mews Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6L8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garburator, Gas Range, Humidifier, Microwave, Refrigerator, Satellite TV Dish, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	November 15th, 2023
Days on Market	30
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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