

\$835,000 - 90 Somme Boulevard Sw, Calgary

MLS® #A2119570

\$835,000

2 Bedroom, 3.00 Bathroom, 2,388 sqft

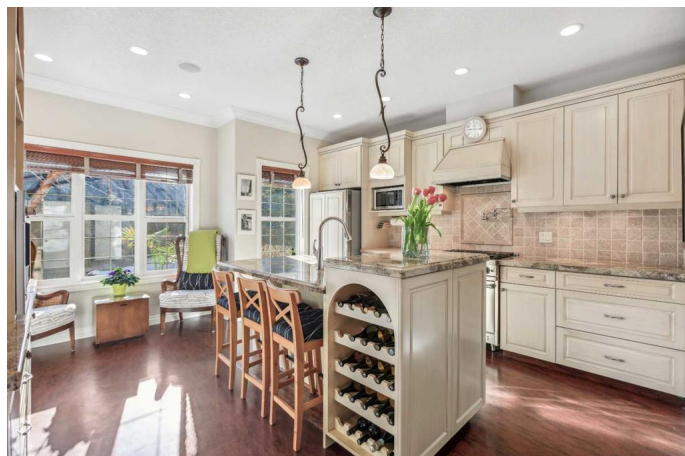
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Presenting a three-story townhome on sought after Somme Blvd in the master planned community of Garrison Woods. Boasting nearly 2400 square feet of living space, this home is located on one of the most thoughtfully and beautifully designed streets in the city, and faces a beautiful park. The curb appeal of this townhome can't be beat. Even better, you are within walking distance to all of the incredible shops and amenities in Garrison Woods and Marda Loop! From Safeway, Blush Lane, Village Ice Cream, Starbucks, Phil & Sebastian Coffee Roasters, Deville, Cobs, RBC, CIBC, and tons of greenspace; this neighborhood really has it all.

Featuring 9 foot ceilings throughout the main and 2nd floor, the heart of this home lies in its updated kitchen, with granite countertops, a Viking range with pot filler, and tons of cabinet space. The big windows in this room create a bright and cheerful space. The back entrance welcomes you with a practical boot room, offering ample storage for outdoor gear and everyday essentials. On the main floor, a spacious dining room, next to the inviting living room, sets the stage for your friends and family to gather.

The second floor has a large bonus room, a bright inviting bedroom, a spacious 4-Piece bathroom, and a laundry room with a window overlooking the park. The third floor unveils the



ultimate sanctuary with soaring 11 foot ceilings. A private and expansive primary bedroom with a walk-in closet and an enormous en-suite including a soaker tub and tiled shower. Additionally, youâ€™ll have a office/den on this floor, perfect for work or your hobbies.

Step outside to your own private outdoor space in the backyard, with room to sit and enjoy a morning coffee in the sunshine. Completing the property is a double detached garage, providing secure parking and additional storage.

This home has been meticulously cared for by its owner. This is a fantastic opportunity in a can't beat location! Call your favourite realtor today to book a showing before it's too late!

Built in 2004

Essential Information

MLS® #	A2119570
Price	\$835,000
Sold Price	\$825,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,388
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	90 Somme Boulevard Sw
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Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6K6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street, Paved

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 19th, 2024
Days on Market	9
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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