

\$779,800 - 33 Somme Boulevard Sw, Calgary

MLS® #A2148806

\$779,800

4 Bedroom, 4.00 Bathroom, 2,489 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

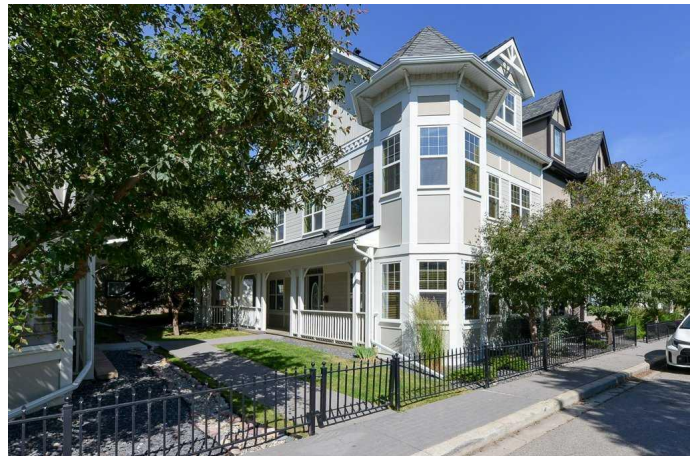
Located in one of Garrison Woods' prime locations, this impressive 3-storey corner unit on Somme Blvd boasts a coveted South wrap-around deck, West patio, and a spacious double detached garage. Featuring four bedrooms above grade, this home offers the perfect blend of privacy on three sides and the convenience of an inner-city townhome lifestyle.

Nestled on a serene, tree-lined street, the home is flooded with natural light from numerous south-facing windows and a unique Turret style nook across all three levels. With over 3,100 square feet of living space, it delivers the essence of a detached home without the associated price tag.

Air-conditioned and adorned with nine-foot ceilings, the main floor welcomes you with a grand entrance leading to a family room with maple hardwood flooring.

The kitchen is open and bright, featuring abundant cabinetry, a large island, stainless steel appliances, and a spacious dining nook. French doors open to the west rear yard, perfect for outdoor entertaining. The second floor reveals three generously sized bedrooms and a practical laundry room. The front bedroom, with its charming turret, offers versatile space, while the middle bedroom doubles as a den, providing flexible options. The rear bedroom impresses with its spacious walk-in closet.

The third level retreat is dedicated to the primary bedroom, a haven of luxury boasting a



massive walk-in closet and a lavish five-piece ensuite bath.

The lower level completes this remarkable home with a spacious exercise room, a full bath, and a large family or media room, perfect for relaxation or entertainment.

Direct access to an additional lawned common area on the east side of the property expands the sense of tranquility and outdoor space.

Located within walking distance to the vibrant amenities of trendy Marda Loop’s shops, pubs, restaurants, and parks’s this residence offers the ultimate urban lifestyle. Downtown, 17th Ave, Chinook Mall, and more are mere minutes away, underscoring the community’s accessibility and convenience.

Don’t miss the opportunity to own this exceptional home in Garrison Woods.

Schedule your showing today and experience luxury living at its finest!

Built in 2003

Essential Information

MLS® #	A2148806
Price	\$779,800
Sold Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,489
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	33 Somme Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6K7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	September 7th, 2024
Days on Market	51
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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