

\$729,900 - 163 Somme Manor Sw, Calgary

MLS® #A2150427

\$729,900

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

Situated on the quiet end of one the most sought after locations in Garrison Woods. This Georgian inspired home is sure to impress, and is indeed a rare offering. Upon your arrival and before entering the home, take a moment enjoy in the serene beauty of Somme Manor. Inside you are greeted with a semi traditional plan featuring a generous front foyer area, front great room with adjacent dining room which is open to the kitchen. This home is bright and airy all year round due to its orientation and large windows. The kitchen is well laid out with ample cabinet space, pantry, breakfast bar and newer high end appliances. Around the corner from the kitchen is the 2 piece bath and rear entry to the back deck and gardens. Solid maple floors run throughout most of the main floor with LVL flooring on the upper. The upper level consists of a large primary bedroom featuring a rare 3 piece ensuite bathroom and a large walk in closet. A good sized second bedroom, 3rd bedroom or den and a 4 piece bath. Full basement down awaits your plans. The rear yard features a large deck with natural gas line. A good sized garage with paved lane round out the property. There is easy access to the garage just off the start of Somme manor. The lot (30'x110') is larger than most as is the home 1,274 sq. ft.

Built in 2002

Essential Information



MLS® #	A2150427
Price	\$729,900
Sold Price	\$753,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,274
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	163 Somme Manor Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 1st, 2024
Days on Market	13
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.