

\$749,999 - 57 Somme Manor Sw, Calgary

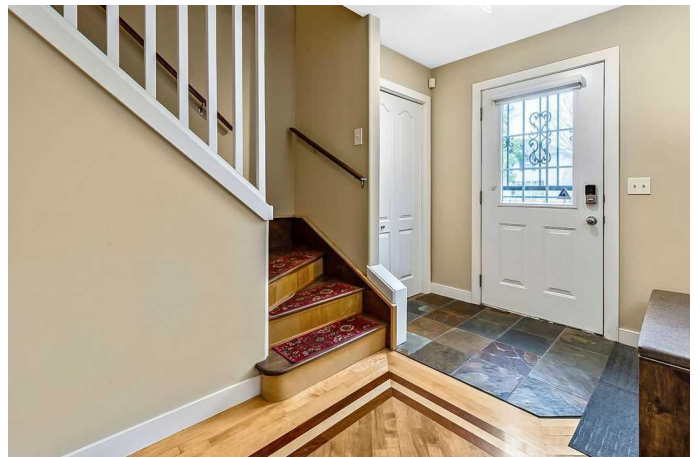
MLS® #A2174253

\$749,999

3 Bedroom, 3.00 Bathroom, 1,293 sqft
Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

This two-story gem epitomizes pride of ownership, situated in the highly sought-after community of Garrison Woods, just 12 minutes from downtown. Offering over 1,800 square feet of meticulously developed living space, this 3-bedroom, 2.5-bathroom home is a showcase of modern comfort and timeless design. Step inside to discover a main floor adorned with gleaming hardwood floors and fresh paint. The spacious living room, complete with a cozy fireplace, flows seamlessly into the dining area and the recently renovated chef's kitchen. Outfitted with quartz countertops, stainless steel appliances, and ample cabinetry, this kitchen is truly a dream for both everyday cooking and entertaining. Scraped ceilings and a convenient two-piece bathroom complete this level, offering both style and functionality. Upstairs, you'll find three well-appointed bedrooms, including a luxurious primary suite. The primary bedroom features a walk-in closet and a 3-piece ensuite with a steam shower—your perfect retreat after a long day. An additional 4-piece bathroom and upper-level laundry add to the home's convenience. The recently renovated lower level includes a spacious family room with custom built-ins, a versatile flex room with a large closet, and a utility room with storage space. New laminate flooring throughout adds a modern touch to this inviting space. Outside, the beautifully landscaped yard boasts two patio areas, perfect for outdoor dining and



relaxation. Enjoy 3 season's on the comfortable, and huge 15'x24' vinyl Duradek-covered deck, or unwind in the shade of your gazebo. The double detached garage is heated, insulated, and enhanced with stylish Gemstone lighting, which also adorns the home. Located just a short walk from the vibrant Marda Loop area, this home places you within minutes of coffee shops, restaurants, pubs, shopping, and groceries. Additionally, youâ€™re just a short drive from North Glenmore Park, Sandy Beach, schools, the university, hospitals, and more. This is an extraordinary opportunity to live in a prime location while enjoying the comforts of a beautifully maintained and updated home. Donâ€™t miss outâ€”schedule your viewing today!

Built in 2002

Essential Information

MLS® #	A2174253
Price	\$749,999
Sold Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	57 Somme Manor Sw
Subdivision	Garrison Woods

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J3

Amenities

Parking Spaces	2
Parking	Off Street, Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Electric Range, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Lighting, Playground, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Lawn, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2024
Date Sold	October 24th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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