



THE
A-TEAM

**RE/MAX
FIRST**

57 SOMME Manor, Calgary T2T 6J3

MLS® #: **A2174253** Area: **Garrison Woods** Listing Date: **10/21/24** List Price: **\$749,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,530 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,293**
 Low Sqft:
 Ttl Sqft: **1,293**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Gazebo,Front Yard,Lawn,Rectangular Lot,Sloped Down**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Playground,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 18`9"
Kitchen	Main	10`2" x 11`6"
Bedroom	Second	8`3" x 9`4"
Family Room	Lower	10`11" x 20`11"
Furnace/Utility Room	Lower	8`8" x 10`0"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`3" x 11`7"
Bedroom - Primary	Second	11`8" x 13`1"
Bedroom	Second	7`2" x 11`7"
Flex Space	Lower	8`9" x 13`4"
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0212136

Zoning:
R-CG

Remarks

Pub Rmks:

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 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, you'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. Don't miss out—schedule your viewing today!

Inclusions:
Property Listed By:

**Gazebo, Gem Stone Lights (exterior), Steam Shower (ensuite), Moen Flow Stop.
Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









