



THE
A-TEAM

**RE/MAX
FIRST**

151 SOMME Manor, Calgary T2T 6J3

MLS®#: **A2175490** Area: **Garrison Woods** Listing Date: **10/25/24** List Price: **\$699,990**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 22-Nov** 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: **3,132 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,223**
 Low Sqft:
 Ttl Sqft: **1,223**

DOM

57
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**
 Sewer: Ext Feat: **Fire Pit,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`4" x 10`6"	Dining Room	Main	13`5" x 8`0"
Family Room	Main	13`8" x 13`4"	Bedroom - Primary	Second	12`10" x 11`8"
3pc Ensuite bath	Second		Bedroom - Primary	Second	13`10" x 11`7"
4pc Ensuite bath	Second		Family Room	Basement	18`2" x 9`3"
Bedroom	Basement	9`11" x 8`0"	3pc Bathroom	Basement	
2pc Bathroom	Main				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0213346

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this immaculate home in the sought after southwest community of Garrison Woods. This home is surrounded by walking paths and parks, it is walking distance to shops, stores, restaurants and cafes and it is close proximity to multiple schools (including private schools), day cares and Crowchild Trail & 17th Ave for easy access and commuting ! Just a bike ride or scooter ride to Downtown ! This home welcomes you with a west facing front porch leading you into the front foyer, a large family room off the entrance, perfect for the family TV, with light hardwood floors throughout the entire main level, a dining room big enough to host family holiday dinners of all sizes and a perfectly laid out open concept kitchen ! In the kitchen there is a large window overlooking the backyard for you to watch the kids while making dinner or baking! This kitchen also possesses tons of counter space with granite counter tops, stainless steel appliances with a gas stove and perfect condition wood cabinets! The main floor is complete with a 2 piece bathroom and a back door mud room leading you out onto the wood deck, setup for your gas BBQ, then into your good sized yard with a stone fire pit and to the detached garage. This west facing backyard also gets all the evening sun! Upstairs you'll find a large primary bedroom with a walk-in closet and a 3 piece ensuite, another primary sized bedroom with a 4 piece ensuite ! The finished basement gives you a family room or home gym, a bedroom and a full bathroom with laundry ! This well kept home will sure impress and has to be seen to be truly appreciated, Don't miss out !

Inclusions:
Property Listed By:

N/A
eXp Realty

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









