



GRASSROOTS

REALTY GROUP

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**90 Somme Boulevard SW
Calgary, Alberta**

MLS # A2303572



\$1,225,000

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,396 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 682
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Central Vacuum (not installed) & Attachments, 2x TV mounts

Welcome to this beautifully renovated 2,396 sq ft townhouse on one of Calgary's iconic, tree-lined boulevards, complete with a central park and walkway. This impressive 3-storey home was extensively renovated in mid-2024. The French-inspired, elegant design reflects a focus on high quality, function, and refined detail. The main floor was reimagined to improve flow, including the relocation of the powder room and reconfiguration of walls. New site-finished hardwood with a modern matte finish was seamlessly integrated with the existing flooring. The stylish foyer features black and white harlequin tile, leading into an open-concept, light-filled living and dining area overlooking the boulevard. Updated lighting throughout the main floor elevates the space, while custom wall paneling carries throughout, adding architectural detail. The kitchen is a standout, with custom cabinetry, a large island, stone countertops and backsplash, and new stainless-steel appliances. The main floor is completed by a new powder room and a well-designed mudroom with plenty of storage, along with access to the private patio and insulated, drywalled double detached garage. Upstairs, the second level offers a large, warm, and inviting family room with a redesigned fireplace surround and new insert, a bright office with built-ins, a spacious bedroom, full bathroom, and a well-appointed laundry room with sink and new cabinetry, countertop, and flooring. The third floor is dedicated to the primary suite, a serene retreat with vaulted ceilings and dormer windows, finished in beautiful, light, neutral tones, along with two walk-in closets and a spacious, fully renovated ensuite featuring a glass shower, freestanding tub, and designer finishes, with French-inspired design details continuing throughout. The basement was fully developed from the studs into a warm, stylish additional living space,

including a family room with gym (or office area), an additional bedroom, and a full bathroom with glass walk-in shower. Additional upgrades include a new furnace, humidifier, hot water tank, central air conditioning, updated cabinetry, flooring throughout, new appliances, window coverings, and more. The home was renovated with long-term living in mind, with consistent attention to quality and detail throughout all levels. Enjoy maintenance-free living with a lock-and-go lifestyle in one of Calgary's most walkable neighborhoods, just steps from Safeway, cafés, restaurants, wine bars, boutiques, and fitness studios in sought-after Marda Loop.