



GRASSROOTS

REALTY GROUP

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**266 Somme Avenue SW
Calgary, Alberta**

MLS # A2320565



\$1,450,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this beautifully updated family home in the heart of Garrison Woods, offering over 3,100 sq.ft. of developed living space, 4 bedrooms, 3.5 bathrooms, and an exceptional floor plan designed for modern family living. Situated on a quiet street just steps from parks and playgrounds, this home combines timeless character with thoughtful upgrades throughout. Step inside and you'll immediately appreciate the bright, open layout, soaring foyer, and the warmth of the wide-plank flooring that flows throughout the main level. The front living room provides a welcoming space to relax, dine or entertain, while the dedicated home office offers flexibility for work from home lifestyle. At the heart of the home, the renovated kitchen features quartz countertops, white cabinetry, a large island, gas range, custom range hood, pantry storage, and a functional servery connecting to the formal dining room—perfect for hosting family gatherings and special occasions. The adjoining family room offers a cozy retreat with a gas mantle fireplace, and views of the backyard. Upstairs, the spacious primary suite serves as a private escape, complete with a walk-in closet and spa-inspired 5-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and upper-floor laundry provide an ideal layout for growing families. The fully finished basement expands your living space even further with a large recreation room, fourth bedroom, full bathroom, and abundant storage. Whether you need space for teenagers, guests, a home gym, media room, or hobby area, this lower level offers incredible flexibility. Outside, the low-maintenance backyard has been thoughtfully upgraded with artificial turf, irrigation and a beautiful exposed concrete patio, creating the perfect space for summer entertaining without the maintenance demands of traditional landscaping. The detached

double garage and rear lane access add both convenience and functionality. What truly sets this home apart is its location within the unmatched lifestyle of Garrison Woods—where walkable streets, playgrounds, top rated schools, including Altadore elementary and the vibrant shops, restaurants, cafés, and amenities of Marda Loop are just minutes away. With quick access to downtown, Mount Royal University, River Park, and major commuter routes, this is a community that perfectly balances convenience, character, and connectivity. If you've been searching for a move-in-ready family home with exceptional living space, extensive upgrades, and one of Calgary's most desirable inner-city locations, this is an opportunity you won't want to miss.