



GRASSROOTS
REALTY GROUP

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164 Somme Manor SW
Calgary, Alberta

MLS # A2335196



\$750,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,172 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

This charming Garrison Woods home combines stylish upgrades with warm character, set on a rare lot with only one direct neighbour and a beautifully treed backyard. Garrison Woods is one of Calgary's most beloved inner-city neighbourhoods, known for its charming architecture, walkable lifestyle, and easy access to parks, schools, and Marda Loop's shops and restaurants. Step inside to beautiful blond hardwood floors that flow throughout the main & Upper levels, creating a bright and inviting space. The cozy living room features a corner gas fireplace, perfect for relaxing evenings. The kitchen overlooks the private, treed backyard and offers plenty of room for a full dining table, along with upgraded appliances & backsplash that make cooking and entertaining a pleasure. A main floor powder room has been thoughtfully updated with fun, designer wallpaper for a touch of personality. Upstairs you'll find two generously sized bedrooms, each with its own walk-in closet. The primary suite includes a lovely 3-piece ensuite with a walk-in shower, while a second renovated 4-piece bathroom serves the additional bedroom and guests. The finished lower level provides a comfortable rec room ideal for movie nights or a play area, plus an additional flex space that works perfectly as a home office, hobby room, or workout area. Outside, the large yard is a true retreat, with mature trees, plenty of grass for play, and a spacious wood deck for summer barbecues and quiet mornings with coffee. Recent fencing upgrades add privacy, and the heated garage keeps vehicles and gear comfortable year-round. Added conveniences like irrigation and air conditioning complete this incredibly cute and well-cared-for home in one of Garrison Woods's most desirable locations.

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