



33 Somme Boulevard Calgary Alberta

\$779,800

Located in one of Garrison Woods' prime locations, this impressive 3-storey corner unit on Somme Blvd boasts a coveted South wrap-around deck, West patio, and a spacious double detached garage. Featuring four bedrooms above grade, this home offers the perfect blend of privacy on three sides and the convenience of an inner-city townhome lifestyle. Nestled on a serene, tree-lined street, the home is flooded with natural light from numerous south-facing windows and a unique Turret style nook across all three levels. With over 3,100 square feet of living space, it delivers the essence of a detached home without the associated price tag. Air-conditioned and adorned with nine-foot ceilings, the main floor welcomes you with a grand entrance leading to a family room with maple hardwood flooring. The kitchen is open and bright, featuring abundant cabinetry, a large island, stainless steel appliances, and a spacious dining nook. French doors open to the west rear yard, perfect for outdoor entertaining. The second floor reveals three generously sized bedrooms and a practical laundry room. The front bedroom, with its charming turret, offers versatile space, while the middle bedroom doubles as a den, providing flexible options. The rear bedroom impresses with its spacious walk-in closet. The third level retreat is dedicated to the primary bedroom, a haven of luxury boasting a massive walk-in closet and a lavish five-piece ensuite bath. The lower level completes this remarkable home with a spacious exercise room, a full bath, and a large family or media room, perfect for relaxation or entertainment. Direct access to an additional lawned common area on the east side of the property expands the sense of tranquility and outdoor space. Located within walking distance to the vibrant amenities of trendy Marda Loop—shops, pubs, restaurants, and parks—this residence offers the ultimate urba...

Laundry room 6.67 Ft x 8.00 Ft

Bedroom 9.58 Ft x 10.83 Ft

Bedroom 13.58 Ft x 11.33 Ft

Bedroom 16.33 Ft x 15.42 Ft

5pc Bathroom Measurements not available

Primary Bedroom 17.50 Ft x 24.83 Ft

Recreational, Games room 24.50 Ft x 18.92 Ft

Den 13.25 Ft x 11.75 Ft

4pc Bathroom Measurements not available

Furnace 8.58 Ft x 14.75 Ft

Kitchen 20.67 Ft x 11.50 Ft

Living room 20.67 Ft x 17.42 Ft

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Listing Presented By:



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See

Mirror

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Other 8.00 Ft x 13.25 Ft

5pc Bathroom Measurements not available

Dining room 7.83 Ft x 8.00 Ft

2pc Bathroom Measurements not available