



# 89 Somme Boulevard Calgary Alberta

\$895,000

Nestled on the most desirable boulevard in Garrison Woods, this beautifully updated inner-city townhome combines elegance and convenience in a rare find. With an authentic brick exterior, this home features an inviting east-facing front, perfect for morning coffee with the sunrise, and a serene, no-maintenance west-facing backyard oasis for evening relaxation. From the moment you enter, pride of ownership is evident in the thoughtful updates and tasteful design choices. The main floor offers an open-concept layout ideal for entertaining, highlighted by natural cherry hardwood floors, a convenient dining space, a coffee nook, quartz countertops in the kitchen and a cozy gas fireplace. The kitchen has premium appliances, including a Thermador dual-fuel stove, Miele dishwasher, and Frigidaire fridge/freezer. Custom lighting, professionally repainted cabinetry with new hardware, and top-down, bottom-up blinds enhance the home's modern elegance. The spacious second-floor bonus room offers a comfortable retreat. It is perfect as a quiet lounge or home office and features a second fireplace. The large second bedroom is ideal for children or guests, with ample storage and access to a luxurious bathroom. The third floor is dedicated to the primary suite, providing privacy and luxury with a beautifully renovated ensuite including a large walk in shower and a beautiful soaker tub and custom cabinetry in the walk-in closet. The finished basement adds versatility, featuring a media room with a bar, sink, dishwasher, a third bedroom and bathroom. Practical updates include new carpets, upgraded laundry appliances, built in speakers throughout the home and a SONOS amp, and a WiFi-enabled garage door opener. The two car garage offers extensive racking, wall-mounted storage, and new motion-sensor exterior lighting for added security. The complex has a solid reserve fund and recent i...

4pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 18.83 Ft x 12.00 Ft

Family room 19.00 Ft x 13.25 Ft

Laundry room 5.92 Ft x 6.58 Ft

5pc Bathroom 11.83 Ft x 18.17 Ft

Primary Bedroom 19.25 Ft x 19.25 Ft

Other 19.25 Ft x 8.67 Ft

Bedroom 12.67 Ft x 10.50 Ft

Recreational, Games room 15.50 Ft x 11.17 Ft

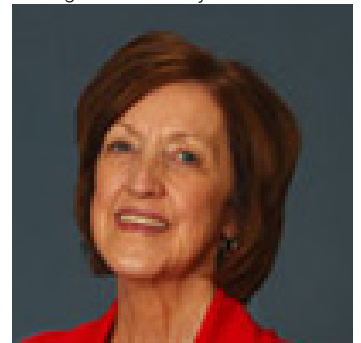
Furnace 6.25 Ft x 8.67 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Dining room 15.58 Ft x 7.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Other 7.17 Ft x 18.17 Ft

4pc Bathroom 7.83 Ft x 4.75 Ft

Kitchen 15.58 Ft x 20.00 Ft

Living room 13.50 Ft x 11.75 Ft