



# 163 Somme Manor Calgary Alberta

\$729,900

Situated on the quiet end of one the most sought after locations in Garrison Woods. This Georgian inspired home is sure to impress, and is indeed a rare offering. Upon your arrival and before entering the home, take a moment enjoy in the serene beauty of Somme Manor. Inside you are greeted with a semi traditional plan featuring a generous front foyer area, front great room with adjacent dining room which is open to the kitchen. This home is bright and airy all year round due to its orientation and large windows. The kitchen is well laid out with ample cabinet space, pantry, breakfast bar and newer high end appliances. Around the corner from the kitchen is the 2 piece bath and rear entry to the back deck and gardens. Solid maple floors run throughout most of the main floor with LVL flooring on the upper. The upper level consists of a large primary bedroom featuring a rare 3 piece ensuite bathroom and a large walk in closet. A good sized second bedroom, 3rd bedroom or den and a 4 piece bath. Full basement down awaits your plans. The rear yard features a large deck with natural gas line. A good sized garage with paved lane round out the property. There is easy access to the garage just off the start of Somme manor. The lot (30'x110') is larger than most as is the home 1,274 sq. ft. (id:6769)

Primary Bedroom 13.17 Ft x 11.67 Ft

Bedroom 9.50 Ft x 9.33 Ft

Bedroom 9.50 Ft x 8.42 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other Measurements not available

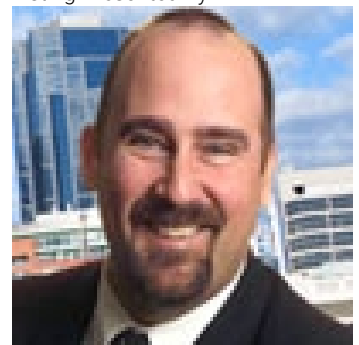
Kitchen 11.58 Ft x 9.67 Ft

Dining room 12.08 Ft x 8.83 Ft

Living room 18.67 Ft x 11.58 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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