



176 Somme Manor Calgary Alberta

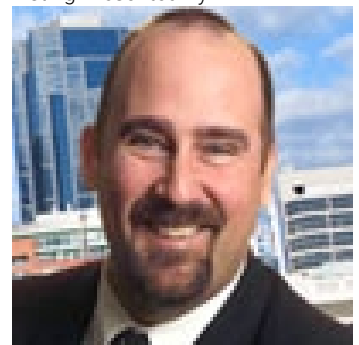
\$749,900

****Open House, Sunday Dec 14th 1-4pm**** Welcome to this beautiful 3-bedroom duplex on a picturesque street in the heart of Garrison Woods where upgraded homes like this draw plenty of attention! Flooded with natural light the open concept main floor offers a spacious living room with a corner gas fireplace, a bright dining nook, and an elegantly refinished kitchen with plenty of cabinet space, newer appliances, lighting and quartz counters. A stylish two piece guest bathroom, tucked away from the main living area, rounds out this level. Upstairs features two additional bedrooms, a fully renovated main bathroom with heated floors and a generous primary bedroom with a custom built walk-in closet, a 4-piece ensuite with a double vanity, large shower and heated floors. The basement offers a large family room complete with a built-in Murphy bed-- perfect for guests. This home has been extensively upgraded over the years: floors sanded and refinished and trim updated in 2023, Shingles (2017), fenced yard (2021), A/C (2022) and a gas BBQ line ready for summer evenings. When you see this place, you'll soon realize that you're not just buying a home, you're buying peace of mind. A truly well cared for property just waiting for its next chapter. Steps to Village Ice Cream, Starbucks, Safeway, top schools, Marda Loop dining, parks, and pathways. This is the one you've been waiting for, book your showing today! (id:6769)

Primary Bedroom 13.17 Ft x 11.67 Ft
 Bedroom 9.08 Ft x 8.25 Ft
 Bedroom 7.25 Ft x 11.67 Ft
 4pc Bathroom 5.00 Ft x 7.25 Ft
 4pc Bathroom 11.50 Ft x 5.00 Ft
 Other 8.33 Ft x 6.17 Ft
 Family room 13.25 Ft x 11.25 Ft

Recreational, Games room 21.33 Ft x 11.00 Ft
 Laundry room 11.00 Ft x 10.25 Ft
 Kitchen 9.17 Ft x 11.50 Ft
 Dining room 8.75 Ft x 9.00 Ft
 Living room 19.67 Ft x 14.75 Ft
 Other 4.83 Ft x 3.67 Ft
 2pc Bathroom 4.83 Ft x 7.00 Ft

Listing Presented By:



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