

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 westfacing 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

ILS data is deemed reliable but is not quaranteed accurate by CREA.

Listing Presented By:



Originally Listed by: Sotheby's International Realty Canada

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141 darylcarlson@shaw.ca Other 7.17 Ft x 18.17 Ft 4pc Bathroom 7.83 Ft x 4.75 Ft $\label{eq:Kitchen} \textbf{15.58 Ft} \times 20.00 \ \textbf{Ft} \\ \textbf{Living room 13.50 Ft} \times 11.75 \ \textbf{Ft} \\$