

176 Somme Manor SW
Calgary, Alberta

MLS # A2274920



\$749,900

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,274 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

****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!