

151 Somme Manor SW
Calgary, Alberta

MLS # A2175490



\$725,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,223 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this immaculate home in the sought after southwest community of Marda Loop. This home is surrounded by walking paths and parks, it is walking distance to shops, stores, restaurants and cafes and it is close proximity to multiple schools (including private schools), day cares and Crowchild Trail & 17th Ave for easy access and commuting ! Just a bike ride or scooter ride to Downtown ! This home welcomes you with a west facing front porch leading you into the front foyer, a large family room off the entrance, perfect for the family TV, with light hardwood floors throughout the entire main level, a dining room big enough to host family holiday dinners of all sizes and a perfectly laid out open concept kitchen ! In the kitchen there is a large window overlooking the backyard for you to watch the kids while making dinner or baking! This kitchen also possesses tons of counter space with granite counter tops, stainless steel appliances with a gas stove and perfect condition wood cabinets! The main floor is complete with a 2 piece bathroom and a back door mud room leading you out onto the wood deck, setup for your gas BBQ, then into your good sized yard with a stone fire pit and to the detached garage. This west facing backyard also gets all the evening sun! Upstairs you'll find a large primary bedroom with a walk-in closet and a 3 piece ensuite, another primary sized bedroom with a 4 piece ensuite ! The finished basement gives you a family room or home gym, a bedroom and a full bathroom with laundry ! This well kept home will sure impress and has to be seen to be truly appreciated, Don't miss out !