

108 Somme Manor SW  
Calgary, Alberta

MLS # A2233842



\$675,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,177 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Central, Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Nestled on a peaceful and secluded side street in Garrison Woods, this semi-detached two-storey residence offers the perfect blend of classic character and modern comfort, complete with a storybook white picket fence that sets the tone for the warm charm within. Step inside to beautifully refinished hardwood floors that flow through the main level, where you'll find a spacious and sunlit living room anchored by a cozy gas fireplace. The generously sized kitchen is a chef's delight, featuring a gas range, ample counter space, and an open layout, perfect for family dinners. Upstairs, retreat to dual primary bedrooms—each with its own walk-in closet and ensuite bathroom—creating the perfect setup for guests or family. The fully developed basement adds a versatile family room for movie nights or a playroom, along with a large storage area for all your extras. Out back, enjoy the privacy of a fully fenced yard and a double detached garage complete with paved back alley. All of this, just steps from top-rated schools(Lycée, Dr. Oakley, Masters Academy), parks(Flanders, River Park, Sandy Beach) and the vibrant shops and cafes of Marda Loop. Don't miss this rare opportunity to own a beautiful home in one of Calgary's most sought-after communities!