



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**108 Somme Manor SW**  
**Calgary, Alberta**

**MLS # A2233842**



**\$675,000**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**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!