



GRASSROOTS
REALTY GROUP

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207 Somme Avenue SW
Calgary, Alberta

MLS # A2239640



\$899,900

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Treed		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	Foyer Mirror		

Welcome to this beautiful family home in the beloved Garrison Woods. This bright and airy two story detached house is situated on a quiet street just steps away from all that Marda Loop has to offer. It has been lovingly maintained with a long list of updates completed since 2021. Step inside the open concept main level featuring quartz counters, stylishly refinished cabinetry and stainless steel appliances. Up to the second level you'll find a spacious primary suite which includes an en-suite and walk-in closet. Additionally on this level are two more bedrooms and a four piece bath. Downstairs you'll find a cozy retreat with a rec room, bedroom, bathroom and laundry/ mechanical. The basement was recently updated with new paint, carpet, trim and baseboard. Enjoy the private backyard with beautiful mature trees that provide privacy, shade, and fresh air for a beautiful urban oasis. The covered front porch is the perfect place to unwind and catch the sun at the end of the day. A rare offering - a Garrison Woods detached home with 4 beds and 4 baths under \$1M - you won't want to miss out on this opportunity to live a dreamy life in Marda Loop.