



GRASSROOTS
REALTY GROUP

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

199 Somme Avenue SW
Calgary, Alberta

MLS # A2266610



\$1,149,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
Inclusions:	Built In BBQ		

OPEN HOUSE SATURDAY NOVEMBER 8TH FROM 1-3PM! Welcome to 199 Somme Avenue SW! This beautifully maintained five-bedroom, three-and-a-half-bathroom home is perfectly situated on one of the most picturesque streets in Garrison Woods—one of Calgary's most sought-after inner-city communities. With timeless curb appeal, a welcoming front porch, and a layout designed for everyday comfort, this property offers the ideal blend of character and functionality. Inside, the home features new engineered hardwood floors on both the main and upper levels, large windows that fill the home with natural light, and thoughtful updates throughout. The spacious kitchen is the heart of the home, complete with granite countertops, updated stainless steel appliances, including a brand-new induction stove, ample cabinetry, a walk-in pantry, and cozy breakfast nook. The adjoining living and dining spaces provide the perfect backdrop for family gatherings or quiet evenings by the gas fireplace. The main floor also includes a laundry room and a mudroom — a must have for a young family, and a convenient half bathroom off the front entryway. Upstairs, you'll find three generously sized bedrooms—including a primary suite with a walk-in closet and ensuite equipped with in-floor heat, double vanities and a jet soaker tub. The west sunlight floods the upper level and is highlighted by a bonus loft area ideal for an office or reading/play area for the kids. The basement area extends your living space and features two additional bedrooms, a three piece bathroom, a spacious rec room, and ample storage. Outside, enjoy morning coffee on your front porch or host family and friends in your private backyard with an amazing built in BBQ! Complete with Hardie board exterior siding, this wonderful home also includes a

convenient fully functioning irrigation system. The property features a double detached garage, with built in storage and backs onto a paved alleyway. This home's location truly can't be beat—just steps from top-rated schools (Masters Academy and Lycee international de Calgary), parks and playgrounds, and minutes to Marda Loop's vibrant shops, cafés, and restaurants. A short drive brings you to downtown Calgary, making this the perfect home for those who want the best of both urban and community living. The property comes with Central Air Conditioning, a newer roof (2020), Central Vacuum system, newer furnace and Hot Water Tank. Not to mention, Somme Avenue has been voted one of the top Halloween streets in the city of Calgary, consistently attracting hundreds of children making it fun for the whole family! You don't want to miss this one! Book your showing today!