



**GRASSROOTS**  
REALTY GROUP

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**45 Somme Boulevard SW**  
**Calgary, Alberta**

**MLS # A2273387**



**\$799,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape, Many Trees		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 721
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window Coverings

**GORGEOUS BOULEVARD SETTING | 3-STOREY EXECUTIVE DESIGN | HEATED DOUBLE GARAGE | STEPS TO MARDA LOOP AMENITIES | OPEN HOUSE FEB 16 - 1 PM TO 3 PM** Located on one of the community's most desirable, tree-canopied boulevards, this beautifully maintained row/townhouse offers exceptional walkability and a rare combination of space, style, and convenience. Enjoy easy access to playgrounds, sports fields, the bike park, top private and public schools, River Park, Sandy Beach, Glenmore Athletic Park, the South Calgary Outdoor Pool, the Giuffre Public Library, and the vibrant shops, caf  s, and restaurants of Marda Loop. With nearly 2100 sq. ft. above grade plus a developed basement, this 3-storey executive layout provides impressive versatility. A detached, heated double garage completes the package. A warm and inviting main floor space is highlighted by maple hardwood floors, 9-ft ceilings, wood shutters, and rich custom maple cabinetry. The gourmet kitchen features a commercial-grade Viking gas range, stainless steel appliances, and refined finishes, perfect for both everyday cooking and entertaining. A cozy living room fireplace adds to the ambience. The second level offers 3 generous bedrooms, a full bathroom, and a flexible bonus room ideal for a home office, gym, playroom, or media space. The third floor is a private loft-style primary suite is a true sanctuary, offering cathedral ceilings, a second fireplace, a charming custom window seat, a 5-piece spa ensuite with soaker tub, and a spacious walk-in closet. The fully developed basement has a full bathroom and laundry room combo, adding even more functional living space. This well-managed complex offers peace of mind with a strong reserve fund and recent updates including a new roof. The furnace was replaced in 2024. A

rare opportunity to own a stylish, spacious home in an unbeatable location, simply move in and enjoy.