



GRASSROOTS
REALTY GROUP

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

236 Somme Avenue SW
Calgary, Alberta

MLS # A2283241



\$889,999

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,002 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Garage Faces Rear, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Greenbelt, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 741
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Armour in 2nd floor bedroom		

Rare find in arguably the best location, in one of the premier condominium communities in Calgary. This end-unit, on a green belt, sits on the east side of the spectacular Garrison Woods' townhome community of Versailles. This quiet and relaxed setting offers a terrific contrast to the energy and convenience that only Marda Loop can offer; a short walk to shopping, restaurants and other conveniences. This meticulously cared for home features over 2500sf of livable space with numerous recent, professional upgrades, including new custom interior paint and new high-end carpet/underlay. Additionally, the kitchen has been updated with a new gas range, new hood fan and new tile backsplash. Other notable additions include, new hot water tanks (2), new soft water system, new toilets (3), new professional landscaping and new garage door. The home's layout is ideal with living areas on all four levels. The 2nd and 3rd floor each host a bedroom with ensuite. The 2nd floor also has laundry and a well appointed family room while the 3rd floor is a generously sized primary suite with a screened-in balcony; an excellent space for any number of uses...bedroom, office, guest suite to suggest a few. The basement has a second family room, convenient bathroom and a utility space, ideal for a workshop or extra storage. The low maintenance, professionally landscaped backyard boasts a gorgeous stone patio with numerous trees and shrubs, connected to a double detached garage that opens onto a paved alley. Pride of ownership is rarely seen at this level, don't miss your chance to view this special property.