



**155 Somme Manor SW
Calgary, Alberta**

MLS # A2299952



\$1,450,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,552 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this rare, 4 bedroom up, executive family home perfectly positioned on a spacious 41' lot and offering over 3,800 sq ft of beautifully developed living space. Thoughtfully designed for modern family living and entertaining, this fully updated home combines timeless style with exceptional functionality and is just minutes from top schools, parks, and the vibrant shops and dining of Marda Loop. From the moment you arrive, the charming front porch and mature trees create stunning curb appeal and a sense of privacy. Inside, soaring ceilings in the entryway, elegant arched doorways, and wide plank hardwood flooring set the tone for the main level. A bright front office overlooks the porch, while the formal dining room seamlessly connects to the heart of the home, an updated kitchen featuring crisp white cabinetry with modern gold hardware, black granite countertops, built-in oven, gas cooktop, Miele dishwasher, corner pantry, and a convenient butler's coffee station. The adjoining breakfast nook opens through sliding doors to a massive composite multi-tiered deck and patio making it perfect BBQs and hosting family and friends. The spacious living room is anchored by a cozy gas fireplace and large windows that adorn the space with natural light. A functional mudroom with side entry and a 2pc bath completes the main floor. Plush carpets line the stairs as you ascend to the second level where you'll find a full bathroom, convenient laundry, and four generously sized bedrooms, including the primary. The luxurious primary retreat showcases a walk-in closet that's nestled behind sliding glass doors, and a beautiful 5pc ensuite featuring heated floors, dual vanities, a deep soaker tub, and a separate glass shower. The fully developed basement continues to impress with high ceilings, a large recreation room, two additional bedrooms, and a shared 3pc

bathroom; ideal for guests, teens, or extended family. Additional upgrades include newer flooring throughout, light fixtures, updated bathrooms, air conditioning, reverse osmosis system, and water softener. Step outside to enjoy the beautifully finished backyard complete with a composite deck, patio, and ample green space. The property also features a double detached garage plus an additional parking pad, perfect for an RV or boat. Located just steps from parks, transit, schools, and all the amenities of Marda Loop, this exceptional home offers the perfect balance of community, convenience, and elevated family living.