

# \$719,900 - 32 Somme Manor Sw, Calgary

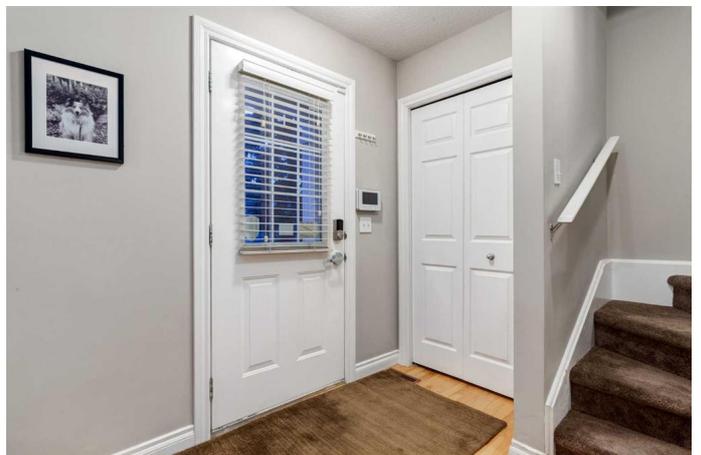
MLS® #A2269047

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,274 sqft  
Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Welcome to 32 Somme Manor SW – the perfect blend of character, comfort, and modern updates in the heart of Garrison Woods. Set on an oversized corner lot along one of the community’s most picturesque streets, this home offers beautiful curb appeal, abundant natural light, and a thoughtfully designed layout with three bedrooms on the second level and a fourth in the basement along with 3.5 bathrooms. Inside, you’ll find hardwood floors throughout the main and upper levels, a bright open-plan living area, and a Tiffany blue kitchen that steals the show. Featuring quartz countertops, a farmhouse sink, stainless steel Maytag appliances, and ceiling-height subway tile, this kitchen blends style and function effortlessly. The sunny dining room and cozy living room – with a corner gas fireplace – create an inviting space for everyday living and entertaining alike. Upstairs, the primary suite includes a walk-in closet and a 3-piece ensuite, while two additional bedrooms share a 4-piece bath. The fully developed basement adds versatility with a fourth bedroom, full bathroom, generous storage, and a large recreation area with a built-in bar and stainless French-door bar fridge – perfect for movie nights or hosting friends. Step outside to your private backyard retreat, complete with a two-tier interlocking brick patio, mature trees, and plenty of room to relax or entertain. Major upgrades provide peace of mind, including roof shingles on the house and garage



replaced in 2019, hot water tank (2021), and a high-efficiency furnace with added central air conditioning (both 2024). Living in Garrison Woods means being surrounded by tree-lined streets, parks, playgrounds, and the countless amenities of Marda Loop—all just minutes from downtown and with easy routes west to the mountains.

Built in 2002

### Essential Information

MLS® #	A2269047
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,274
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	32 Somme Manor Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, No Smoking Home, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 6th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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