



\$ 825,000.00

15 SOMME LANE SW CALGARY

<https://paulbrinton.com>

OPEN HOUSE SATURDAY, DECEMBER 4TH FROM 1-3 PM. Situated fronting onto Somme Manor Park and a 1 minute walk to Lycée international de Calgary, 7 minute walk to Masters Academy & only a 10 minute walk into the shops of Garrison! This charming 3+1 bedroom home has undergone over \$100K...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1162303

Type: Semi Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-01 17:45:13

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 2691 sq ft

Year built: 2005

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas,Living Room

Exterior Features: Private Entrance,Private Yard

District: CAL Zone CC

Inclusions: Alarm hardware.

Lot Features: Back Lane,Front Yard,Landscaped

Total Parking: 2

Flooring: Carpet,Ceramic Tile,Hardwood

Community Features: Golf,Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Interior Features: Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

Roof Type: Asphalt Shingle



Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Basement

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Construction Materials:

Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Garage

Control(s),Gas Stove,Microwave Hood

Fan,Washer,Window Coverings

Subdivision Name: Garrison Woods

Lot Size Acres: 0.06

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 449.35

Photo Count: 36

Unit Exposure: S

Suite: No

Frontage Metres: 9.17M 30`1"

Living Area SF: 1836.00

Structure Type: Duplex

Restrictions: Restrictive Covenant-Building Design/Size

