



**546 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2295395



\$1,139,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,827 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Level, No Back La		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this stunning, meticulously maintained home in Sherwood offering nearly 4,000 sq ft of beautifully developed living space, perfectly designed for modern family living. Situated on a desirable corner lot with views of the pond and greenspace, this home blends elegance, functionality, and comfort. The open-concept main floor showcases rich hardwood and tile flooring, a grand front entrance, and impressive floor-to-ceiling windows that flood the space with natural light. The chef-inspired kitchen features stainless steel appliances, a gas cooktop, an oversized island (56" x 87"), and a custom-built pantry. A thoughtfully designed mudroom/laundry area, stylish 2-piece powder room, and a private den with sliding French doors complete the main level. The dining area is enhanced with a built-in coffee and wine bar, while the living room offers a striking floor-to-ceiling tiled accent wall with gas fireplace and TV. A dramatic open-to-below staircase leads to the upper level, where you'll find a spacious bonus room with vaulted ceilings, wet bar, and Lexan glass safety guard—ideal for families with young children. The luxurious primary suite features a custom walk-through closet and spa-inspired 5-piece ensuite with soaker tub, dual vanities, and a walk-in shower. Two additional generously sized bedrooms, both with walk-in closets, and a full 4-piece bath complete the upper floor. The fully finished basement offers even more living space with a large recreation room and wet bar, a fourth bedroom, 3-piece bathroom, and a versatile flex room. Enjoy outdoor living in the fully landscaped and fenced yard with a large deck, perfect for entertaining. This home is pet and family-friendly and located steps from scenic pathways and greenspace. Recent upgrades include new shingles, siding, and eavestroughs (2025), new appliances (2023), and

luxurious wool carpet (2023). Complete with a double attached garage, this exceptional home truly has it all.