



**172 Sherwood Square NW**  
**Calgary, Alberta**

**MLS # A2308878**



**\$725,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Tremendous value in desirable Sherwood! This beautifully designed 2-storey home offers over 2,000 sq.ft. of thoughtfully planned living space, featuring central air conditioning, a bright sunshine basement, and 4 spacious bedrooms upstairs &mdash; perfect for a growing family. A welcoming front entry leads into the home showcasing rich hardwood flooring and a versatile front dining room that can easily function as a second family room or home office. The open-concept kitchen and main living area are ideal for both everyday living and entertaining, complete with a large granite island, breakfast bar, stainless steel appliances, corner pantry, and plenty of cabinet space. The sunny breakfast nook features double sliding doors leading to the upper deck with stairs down to the backyard, creating a seamless indoor-outdoor living experience. Upstairs, you’ll find 4 generously sized bedrooms, including a spacious primary retreat with a walk-in closet and luxurious 5-piece ensuite featuring a deep soaker tub, dual vanities, and separate shower. The unspoiled sunshine basement offers oversized windows and an abundance of natural light, making it feel more like an extension of the main floor rather than a basement. A fantastic opportunity to customize the space to suit your lifestyle and needs.