



**172 Sherwood Mews NW**  
**Calgary, Alberta**

**MLS # A2318536**



**\$879,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,605 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this exceptional, fully upgraded home in the highly sought-after community of Sherwood, offering over 3,600 sq. ft. of beautifully developed living space, including a fully finished walkout basement. Thoughtfully designed with both luxury and functionality in mind, this impressive residence is perfect for growing families, multi-generational living, or those who love to entertain. Upon entering, you are greeted by rich hardwood flooring, 9-foot ceilings, and a spacious front office/den, ideal for working from home. The heart of the home is the stunning chef-inspired kitchen, featuring stainless steel appliances, granite countertops, elegant light cabinetry, a large pantry, and a convenient walk-through connection to the garage. The open-concept layout flows seamlessly into the inviting living room, highlighted by a beautiful stone-surround fireplace. Patio doors lead to an oversized deck, creating the perfect setting for outdoor dining, entertaining, and enjoying the peaceful surroundings. Air Conditioned as well as water softener installed. The upper level offers exceptional flexibility with four spacious bedrooms, including one that can easily function as a bonus room, media room, or additional workspace. The luxurious primary retreat features an oversized layout, a walk-in closet, and a spa-inspired 5-piece ensuite. An additional IT/study area provides valuable space for work, homework, or family organization. The fully developed walkout basement includes an illegal suite with its own private entrance, a bright and spacious living area, an additional bedroom, and a full 4-piece bathroom. Ideally located, this home is just minutes from Beacon Hill and Sage Hill shopping districts, offering convenient access to Costco, Walmart, Home Depot, restaurants, cafes, fitness facilities, and everyday amenities. Residents enjoy nearby parks, playgrounds, walking pathways, schools, and quick

access to Stoney Trail, Shaganappi Trail, and Calgary International Airport, making commuting and travel exceptionally convenient. This rare Sherwood gem combines premium upgrades, generous living space, a walkout basement, and an unbeatable location&mdash;an outstanding opportunity to own a truly exceptional family home.