



GRASSROOTS
REALTY GROUP

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522 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2326802



\$1,189,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Rare opportunity to own this exceptional luxury estate home in the highly sought-after community of Sherwood NW Calgary. Perfectly positioned on a premium walkout lot backing directly onto a tranquil pond, ravine, and expansive green space, this remarkable residence offers breathtaking panoramic views from all three levels. Wake up to spectacular sunrises, unwind with unforgettable sunsets, and enjoy a peaceful natural setting that changes beautifully with every season. Offering over 3,300 sq. ft. of thoughtfully designed living space, this impressive 6-bedroom, 3.5-bathroom home is perfectly suited for large or multi-generational families. A newly completed legal 2-bedroom walkout basement suite (2025) adds exceptional flexibility while providing outstanding mortgage-helper or rental income potential. From the moment you step inside, you'll be welcomed by soaring ceilings, elegant designer lighting, upgraded wrought-iron railings, rich hand-scraped maple hardwood flooring, and expansive windows that flood the home with natural light while showcasing the stunning unobstructed pond and ravine views. Designed for both everyday living and effortless entertaining, the gourmet chef's kitchen features premium KitchenAid appliances, including a built-in gas cooktop, built-in oven and microwave, titanium granite countertops, soft-close cabinetry, under-cabinet lighting, and a garburator. The luxurious primary retreat is a private sanctuary, offering breathtaking pond and ravine views, a spacious walk-in closet, and a spa-inspired ensuite designed for comfort and relaxation. Step outside to experience exceptional outdoor living. Enjoy your morning coffee on the full-width Dura Deck with glass railings, entertain family and friends while taking in the panoramic scenery, or relax on the covered walkout exposed aggregate patio surrounded by professionally landscaped

grounds, mature trees, decorative stonework, and direct access to scenic walking paths and green space. Ideally located just minutes from Beacon Hill and Sage Hill shopping centres, including Costco, Walmart, T&T Supermarket, restaurants, banks, fitness facilities, and with quick access to Stoney Trail, this exceptional home also falls within the designated Sir Winston Churchill High School attendance area, one of Calgary's most sought-after public high schools. Combining a premium walkout location, breathtaking panoramic views, a legal income-generating basement suite, high-end finishes, and exceptional craftsmanship throughout, this is a rare opportunity to own one of Sherwood's finest estate homes. Luxury living, spectacular scenery, and exceptional income potential come together in one extraordinary property. New Roof 2025. RMS measurements by Foothills Real Estate Media.