



GRASSROOTS
REALTY GROUP

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546 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2329491



\$999,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,814 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
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, Natural Gas	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, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Reverse Osmosis system		

This exceptional Sherwood residence delivers nearly 4,000 sq ft of masterfully developed living space on a corner lot overlooking pond and green space views, providing privacy, and natural surroundings. From the moment you enter the grand foyer, the main floor establishes an unmistakable standard. Rich hardwood and tile flooring, soaring floor-to-ceiling windows, and an open-concept layout are designed for both effortless daily living and refined entertaining. A private den, enclosed by sliding French doors, offers a dedicated space for focused work or quiet retreat, essential for the professional who never fully clocks out. The chef-inspired kitchen anchors the home with quiet confidence. Premium stainless steel appliances, a gas cooktop, and an oversized 56 by 87 inch island are paired with a custom walk-through pantry to the mudroom access. The adjacent dining area's built-in coffee and wine bar speaks to a lifestyle of considered detail, while the living room's floor-to-ceiling tiled accent wall and gas fireplace provide a striking backdrop for both relaxed evenings and hosted gatherings. Central air conditioning keeps the entire home comfortable through the warmest summer days, ensuring year round comfort regardless of the season. A dramatic open-to-below staircase ascends to the upper level, where a vaulted bonus room with a wet bar and Lexan glass safety guard offers flexible space for family life without compromise. The primary suite is a true executive retreat. A custom walk-through closet leads into a spa-inspired 5-piece ensuite with a soaker tub, dual vanities, and walk-in shower, offering a private sanctuary at the end of demanding days. Two additional bedrooms, each with walk-in closets, complete the upper floor alongside a full 4-piece bath. The fully finished lower level extends the home's versatility further, with a spacious recreation room and wet bar, a

fourth bedroom, a 3 piece bathroom, and a flex room suited to a home gym, media room, or additional office, accommodating the evolving needs of a busy household. Outside, the fully landscaped and fenced yard offers a large, level lot that doubles as an ideal playground for children, with plenty of room to run, play, and grow. The Sherwood community provides convenience meets upscale amenity, with Costco just minutes away for effortless errands, and the boutiques, caf  s, and services of both Beacon Hill and Sagehill shopping districts within easy reach for retail therapy, dining, or a quick coffee run. For the family whose schedule spans the city and beyond, quick access to Stoney Trail means seamless commutes, easy weekend getaways, and connectivity to all corners of Calgary without sacrificing the tranquility of a quiet, established community. Thoughtful design is evident throughout, with recent investments including new shingles, siding, and eavestroughs completed in 2025, new appliances installed in 2023, and premium wool carpet added in 2023, ensuring this home is as turn-key as it is timeless.