



GRASSROOTS
REALTY GROUP

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159 Sherwood Crescent NW
Calgary, Alberta

MLS # A2334342



\$824,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot, Undergr		

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: Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: wall-mounted TVs in master ensuite & basement, speaker shelf in bonus room, storage shed, Ecobee thermostat, garage tire racks, speakers on deck

Make your dreams come true when you move into this beautifully upgraded 4 bedroom home in the popular Symons Valley community of Sherwood, located here on this quiet crescent within walking distance to winding trails & Sherwood Field. Original owners of this Trico-built two storey, which enjoys rich hardwood floors & central air, oversized 2 car garage, wonderful bonus room & maple kitchen with stainless steel appliances. Complemented by 9ft ceilings & expansive windows, you will simply love the sun-drenched & airy feel of the main floor with its gracious living room with stone-facing gas fireplace, bright & spacious dining room & open concept kitchen with granite countertops & walkthrough pantry, mosaic tile backsplash & the stainless steel appliances including a Frigidaire gas stove/convection oven. Total of 3 bedrooms & 2 bathrooms up highlighted by the relaxing owners' retreat with walk-in closet & ensuite with corner soaker tub, double vanities & separate shower. Shared by the 2 children's bedrooms is the 2nd full bath with 2 sinks & separate water closet room with bathtub/shower & toilet. Above the garage is the fabulous bonus room with vaulted ceilings & views of Sherwood Field. The lower level - with high ceilings, is finished with a games/rec room with quartz-topped wet bar, bathroom with walk-in shower, loads of extra space for storage & 4th bedroom with its own private access into the bathroom. Additional extras include 2nd floor laundry room with Asko washer & dryer, built-in ceiling speakers & Hunter Douglas blinds, huge main floor mudroom, 12ft ceilings in the oversized garage, underground sprinklers & backyard with maintenance-free vinyl fence, storage shed & Trex deck with gas BBQ line. New hot water tank in 2019 & new roof in 2024. This truly sensational home is perfectly located just minutes

to all area amenities... Blessed Marie-Rose School, winding ravine trails, shopping at major retail centres (Beacon Hill, Sage Hill Crossing, Sage Hill Quarter) & quick easy access to Stoney/Sarcee/Shaganappi Trails to take you anywhere & everywhere you want to go!