



GRASSROOTS
REALTY GROUP

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131 Sherview Grove NW
Calgary, Alberta

MLS # A2344855



\$779,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this exceptional two-storey walkout home with a double attached garage, perfectly tucked away on a quiet street and showcasing true pride of ownership throughout. Step inside to discover a bright and inviting open to below. Main floor featuring 9-foot ceilings, gleaming engineered hardwood flooring, large windows allowing an abundance of natural light. The spacious living room is highlighted by a cozy stone gas fireplace, elegant crown moulding, and a stunning custom panel feature wall, creating the perfect space to relax or entertain. The chef-inspired kitchen is designed to impress with quartz countertops, stainless steel appliances, soft-close cabinetry, pantry, a large central island, a built-in walkthrough pantry, and an impressive “fridge/freezer. A versatile bonus room on the main level provides additional living space, while the dedicated office is ideal for working from home. Completing the main floor is a functional mudroom with direct access to the double attached garage. The upper level offers an outstanding layout for families, featuring a dedicated theatre room for movie nights and entertainment. The spacious primary retreat boasts a custom panel feature wall, a walk-in closet with upgraded wooden shelving, and a luxurious 5-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. The professionally finished basement expands your living space with two additional bedrooms, LVP flooring, a stylish wet bar, and plenty of room for entertaining, guests, or multi-generational living. Outside, enjoy the beautifully maintained and extended backyard, offering ample space for outdoor gatherings, children to play, and everyday enjoyment. Significant recent upgrades include a new roof and siding (2024), air conditioning and air purifier. Ideally located

close to parks, pathways, shopping, public transit, Costco, Home Depot, Canadian Tire, Walmart, restaurants, and within walking distance to schools, this move-in-ready home offers the perfect combination of luxury, comfort, and convenience.