



**GRASSROOTS**  
REALTY GROUP

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**1156 Sherwood Boulevard NW**  
**Calgary, Alberta**

**MLS # A2236529**



**\$764,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Quartz Counters, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well kept 2139 sqft single family home in prestige Sherwood. It situates right across from a playground green space, featuring south backyard, central air conditioning, laminated flooring on the main floor, curve stairs with wrought iron spindle railings, granite counter top, skylight over the stairs, upper floor balcony off the master bedroom, water softener, and central vacuum. The upper floor has 3 bedrooms. Large master bedroom. Large ensuite with 2-sided gas fireplace, separated shower and jetted bathtub, also it has a large retreat office area, and double door to upper balcony with beautiful open view. Main floor with separated living room and family room, formal dining area, bright and sunny family with gas fireplace, spacious kitchen and breakfast nook, and sliding door to large deck. It is walking distance to school, playground, and closes to shopping, public transit, and easy access to major road. \*\* 1156 Sherwood Blvd NW \*\*