



GRASSROOTS
REALTY GROUP

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114 Sherwood Mount NW
Calgary, Alberta

MLS # A2272235



\$749,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,319 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Environmental Reserve,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 114 Sherwood Mount NW — a beautifully upgraded, move-in-ready home designed for an active family looking to settle in before the holidays. Just a few stairs lead to the raised main level, creating a dynamic and engaging floorplan perfect for busy, on-the-go households. Backing onto a peaceful natural reserve with no neighbours behind, it provides rare privacy, exceptional natural light, and versatile living spaces for every stage of family life. The main and upper levels feature rich hardwood flooring, designer lighting, and an open, inviting design. Large rear windows fill the kitchen, dining room, and family room with warm natural light. The stylish kitchen includes a granite eat-up island, maple cabinetry, gas stove, and corner pantry, while the adjacent dining area flows into the family room with a cozy gas fireplace and expansive automated blinds overlooking the serene green space. Step onto the rear deck—complete with a gas line for your BBQ—and enjoy year-round views of the nature reserve. Upstairs, the vaulted bonus room offers an elevated outlook across the street and is perfect for movie nights, playtime, or relaxation. The primary suite is a peaceful retreat with vaulted ceilings, an added transom window for enhanced light, serene views, and a luxurious 5-piece ensuite featuring a corner soaker tub, glass shower, dual sinks, and a bright, spa-like layout. Two additional upper bedrooms are generously sized for kids, teens, or guests. The lower walk-in level provides exceptional flexibility with a newly designed layout that includes a stylish 4-piece bathroom, bright bedroom with large windows, recreation room, and flex space ideal for hobbies, study, or storage. A second staircase leads to an additional vaulted bonus room at the front of the home—perfect as a home office, studio, gym, dance space, or an optional

bedroom with full egress windows. With quick access to Beacon Hill Shopping Centre—including Costco, Home Depot, medical offices, restaurants, and more—daily errands become effortless, while nearby parks, paths, and playgrounds add to the family-friendly appeal. This upgraded, versatile, light-filled home offers exceptional value and stands out as an ideal choice for an active family seeking privacy, space, and convenience in the heart of Sherwood.