



GRASSROOTS
REALTY GROUP

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92 Sherwood Rise NW
Calgary, Alberta

MLS # A2117313



\$829,900

Division:	Sherwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,624 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Alarm system hardware, gas heater in garage, backyard trellis & fountain

Knocking it right out of the park is this stylish estate home backing onto the escarpment in the popular Symons Valley community of Sherwood. Offering a total of 3 bedrooms + den & over 2900sqft of living space, this mint condition bungalow enjoys soaring vaulted ceilings & maple hardwood floors, stunning kitchen with custom maple/mahogany cabinetry, sensational lower level with infloor heating & beautifully landscaped backyard with lush perennial gardens & stone patio. Truly incredible open concept main floor featuring the sun-drenched living room with fireplace & expanse of windows, elegant formal dining room with graceful archway, dining nook with access onto the backyard deck & showpiece kitchen with large island & ceramic tile backsplash, oversized walkthru pantry & upgraded stainless steel appliances including Asko dishwasher, Wolf gas cooktop & built-in Frigidaire convection oven. The private owners' retreat is an airy & inviting space with a big bay window, great-sized walk-in closet & jetted tub ensuite with double vanities, tile floors & separate shower. The lower level - with 9ft ceilings & infloor heating, is beautifully finished with 2 bedrooms, large full bath with linen closet, office/craft room with barn door closet & terrific games/rec room...the perfect spot to hang out with the family. Main floor also has a dedicated home office with French doors & laundry room with built-in cabinets/sink & brand new LG washer & dryer. Both the front & back yards are exquisitely landscaped...with stone walkways & patio, permanent outdoor Gemstone lights, multi-tiered stone fountain (backyard) & deck complete with natural gas line for your BBQ, under-deck storage & Duradek covering. Extensive features & upgrades including plantation shutters (lower level) & new Levolor blinds (main level), finished garage with thermostat-controlled heater & sealed floors, solid maple doors &

cabinets with mahogany inserts, new (2023) suspended light fixtures, 2 hot water tanks & high-efficiency furnace, new (2022) central air & exposed aggregate front walkway & driveway. A simply amazing home just minutes to neighbourhood greenspaces & Blessed Marie-Rose School, walking distance to bus stops & quick easy access to shopping (including Beacon Hill, Sage Hill Crossing & Sage Hill Quarter) & Stoney/Sarcee/Shaganappi Trails.