



**978 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2128307



\$495,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Enjoy maintenance free living in Sherwood's The Timbers townhomes. Located right across the street from a K-9 Catholic school, this unit leaves nothing to be desired. Open plan living with modern kitchen and island and quartz countertops. Double tandem garage with full driveway. Clad in Hardie board siding, this unit is rock solid with a gas hookup on your balcony for those warm summer barbeque nights. Located close to all amenities like Beacon Hill and Sage Hill shopping centres, you are never more than 5 minutes away from all that you need to live a low maintenance lifestyle. Two kid's parks are not more than a 5-minute walk away, as well as a walking path that runs beside the complex for dog walking, bicycling, jogging, inline skating, etc. Sir Winston Churchill is the designated high school with direct bus service from the bus stop beside the unit. Unit has approval form condo board and city of Calgary for den creation in the garage.
RMS MEASUREMNT BY URBAN MEASURE