



**41 Sherwood Heights NW
Calgary, Alberta**

MLS # A2139219



\$830,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings		

Inclusions: None

Welcome to this south-facing 2038+ sq. ft. 4-bedroom, 3.5-bath home, nestled in a tranquil Sherwood cul-de-sac. Thoughtfully upgraded, this property offers an exceptional living experience. The main floor features a dedicated office space, ideal for remote work or study, and a spacious living room with a cozy gas fireplace, perfect for relaxation. The inviting dining room seamlessly connects to a fully fenced, private backyard, perfect for outdoor gatherings. Great for gardening. The heart of this home is the fully loaded kitchen, a chef's dream with high-end stainless steel appliances, elegant quartz countertops, and stylish light fixtures, including pot lights. A walk-in pantry ensure convenience and functionality. Upstairs, you'll find a carpeted retreat with a versatile bonus room, two generously sized bedrooms, and a full bathroom. The primary bedroom is a luxurious escape with its private 5-piece ensuite and spacious walk-in closet. The fully finished basement offers a spacious living room for entertainment and relaxation, complete with a sophisticated wet bar. An additional bedroom and full bathroom provide ample space for guests or family members. Air conditioning is a hugh bonus as well. Situated in a secluded corner of the cul-de-sac, this property offers abundant privacy. Conveniently located just 5 minutes from Beacon Hill for all your shopping and dining needs, with quick access to Stoney Trail and Sarcee Trail for effortless commuting. Don't miss out on this rare opportunity to experience luxurious living in Sherwood. Schedule your viewing today and discover the elegance and comfort of this exceptional home!