



**85 Sherwood Heights NW
Calgary, Alberta**

MLS # A2151236



\$789,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Welcome to 85 Sherwood Heights! This stunning 4-bedroom, 3.5-bathroom home is nestled in the vibrant NW community of Sherwood, renowned for its family-friendly atmosphere, beautiful parks, pathways, and green spaces. With Beacon Hill Shopping Center, Costco, and various dining and shopping options just a short drive away, convenience is at your doorstep. With just over 2800 sq. ft. of thoughtfully designed living space, including a fully developed walkout to grade basement, this home offers both style and functionality. Upon entering, you'll be welcomed by high ceilings, a contemporary design, and an inviting ambiance. The main floor features a well-designed layout with a bright living room that includes large windows, pot lights, and a gas fireplace. This space flows seamlessly into the gourmet kitchen and dining area, which opens onto a balcony with views of the backyard. The spacious kitchen, features granite countertops, stainless steel appliances, a walk-through pantry, and a central island perfect for both cooking and entertaining. Upstairs, you'll find two spacious bedrooms along with a luxurious master suite. The stunning 5 pc. master en-suite features a double vanity, granite countertops, a soaker tub, and an expansive walk-in closet. Additionally on this level is a secondary living area with a sleek electric fireplace, laundry room and another full 4 pc. bathroom. The fully developed walkout basement offers a fourth bedroom, another full 4 pc. bathroom, and a spacious recreation room that opens to a beautiful outdoor deck. This outdoor space is perfect for relaxing, entertaining creating an ideal extension of your living area. Combining luxury, comfort, and functionality, 85 Sherwood Heights is ready to welcome you home.