



**72 Sherwood Way NW
Calgary, Alberta**

MLS # A2152293



\$875,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	City Lot, Few Trees, Lawn, Garden, Interior Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: NONE

Opportunity does not Knock often, presenting you a 5-bedroom, 3.5-bathroom home located in the beautiful locality of Sherwood Park. With over 3000 sq ft of living space including basement, beautifully landscaped, stucco and stone exterior and located on a quiet street. This property provides the Space, the setting, Luxury, comfort and much more. Upon entering, you are welcomed by a grand entry that leads you into the welcoming living room through a hallway adorned with Large windows, providing Ample Natural Light. The main floor is beautifully designed with an office, 2 pc bath and an open kitchen. Adjacent to the kitchen is a bright and open living/dining combo area overlooking onto private Matured Garden, with plenty of space for large gatherings. Right next to the dining room, there is a formal seating space for your guests, with a gas fireplace to make your gatherings cozier. The aesthetic Spiral stairs lead to the upper level, which accommodates three spacious bedrooms, two bathrooms (including a 5-pc luxurious primary suite) and a family room. Basement is professionally finished in modern architecture with Soundproofing in ceilings, and offers two additional bedrooms, a bathroom, and a wide-open Recreational room area. This provides ample space for guests, a home gym or home theatre with the provision to add Multimedia. Please contact your realtor for a private showing.