



**31 Sherwood Heath NW  
Calgary, Alberta**

**MLS # A2157911**



**\$899,999**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,469 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscape, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Alarm system hardware, bookcases in basement office

Here in the popular family community of Sherwood is where you'll find this wonderful one-owner home, tucked away in this quiet cul-de-sac within walking distance to bus stops, neighbourhood parks & playing fields. Offering a total of 4 bedrooms & cool relaxing central air, this Elite Homes two storey enjoys lovely hardwood floors & 3.5 bathrooms, terrific maple kitchen with granite countertops, oversized 2 car garage & low-maintenance West backyard with wraparound patio & raised gardens. You will just love the open & inviting feel of the main floor with its expansive 9ft ceilings, spacious living room with fireplace & West-facing windows, elegant formal dining room & dining nook with access onto the backyard deck. The maple kitchen has a walk-in pantry & island with raised bar, undercabinet lighting & upgraded appliances including built-in Frigidaire convection oven & Maytag cooktop stove. Total of 3 bedrooms up highlighted by the private owners' suite with big walk-in closet, sitting area & jetted tub ensuite with separate shower & double vanities. The other 2 bedrooms have great closet space & share the 2nd full bath. The lower level - with engineered hardwood floors, is finished with a 4th bedroom with walk-in closet, bathroom with walk-in shower, office/study & open rec room area. Main floor also has a dedicated home office with bay window & separate laundry room with built-in cabinets. The backyard is fully fenced & landscaped, complete with large deck with gas BBQ line. Additional extras & upgrades include LED lighting throughout, 2 air conditioning units & 2 furnaces, 2 hot water tanks, water softener, curved staircase with extra railings/spindles & new (2023) carpets. Available for quick possession, this truly sensational home is perfectly located just minutes to all area amenities...the Blessed Marie-Rose School, winding ravine trails, shopping

at major retail centres (Beacon Hill, Sage Hill Crossing, Sage Hill Quarter) & quick easy access to Stoney/Sarcee/Shaganappi Trails.