



**61 Sherwood Heights NW  
Calgary, Alberta**

**MLS # A2158450**



**\$765,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,142 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Secur		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<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, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

**\*\* OPEN HOUSE 2:00PM TO 4:00PM SUNDAY 25 AUGUST \*\*** Welcome to your dream home! Step into this spacious property with a fantastic open concept main floor, featuring a versatile office space or flex room with beautiful hardwood flooring throughout. The kitchen boasts stainless steel appliances, granite countertops, pot lights, ample cabinet space, a wide island, and a convenient double French door pantry for all your storage needs. Enjoy cozy evenings by the gas fireplace in the living room, bathed in natural sunlight from the large windows. Adjacent is the dining area, perfect for accommodating gatherings of any size, with easy access to the well-maintained deck and fully landscaped backyard, complete with decorative rock, grass, gravel, and mulch. Upstairs, you'll find a huge bonus room with a tray ceiling, abundant natural light, and a large window. The primary bedroom is a sanctuary with three large windows and a walk-in closet with a custom organizer system and mirror sliding doors leading to the ensuite bathroom, which features a double sink vanity, fully tiled standing shower with a clear glass enclosure, and a luxurious tub set beneath a huge window. Two additional spacious bedrooms both offer plenty of closet space and share a full bathroom. Plus, a convenient upper floor laundry room with side-by-side washer and dryer, ample space for extra storage, and a large window. The fully developed basement, crafted by Trico Homes with all necessary permits, features high ceilings and includes another large bedroom with a closet and large-sized windows, a huge living room, additional space perfect for a gym or storage, and a full bathroom. The basement also boasts a spacious utility room, which includes a water softener. Located on a cul-de-sac lot, this home is ideally situated near Beacon Hill, offering easy access to Costco, shopping, fitness

centres, and more, as well as convenient routes to Sarcee Trail and Stoney Trail.