



**159 Sherview Grove NW
Calgary, Alberta**

MLS # A2169957



\$789,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance

Inclusions: None

OPEN HOUSE SATURDAY NOV. 23rd 1PM - 3PM PRIDE OF OWNERSHIP/ MODERN DESIGN / PRIME LOCATION. Welcome to a home that epitomizes modern design and luxurious living in the highly desirable Sherwood community. This home offers a total of 1,955 sqft of meticulously crafted living space, featuring 9 foot ceilings and high-end finishes throughout. As you enter, you'll be captivated by the open-concept layout, which showcases elegant hardwood flooring, recessed lighting and generous dining area. The gourmet kitchen, a chef's dream comes with its quartz countertops, island, ceiling-height cabinets, a gas cooktop, built in oven and microwave. Perfect for entertaining. The UPGRADED lighting adds a contemporary touch, while the shelving and ample storage in the pantry ensure functionality and style. The cozy living area is completed with shelving, a gas fireplace, and generous space for gatherings. This home also has a central vacuum installed and the upgraded 3 zoned furnace gives each floor its own temperature controls. You'll also see the 2pc bath situated near the foyer to maintain cleanliness and privacy. Upstairs, you'll be greeted by an open space perfect for a family/recreation area nestled between 3 bedrooms, a 4 piece bathroom (separate from the 4 pc ensuite!) and a laundry room! The primary room offers space for a king-sized bed and features a stunning en-suite. The walk-in closet is spaciouly designed with multiple levels of shelving, providing ample storage. Additional highlights include a well-equipped upper floor laundry room with shelving and quartz countertop sink. The basement is partially finished but still offers an easy way of renovating into a finished basement. If you're interested the seller can professionally build it out for an additional cost, with or without a kitchen! The separate entrance, rough-in

bathroom and framed bedrooms make this an easy reno! The backyard is fenced, with a spacious patio and ample yard space. Located in the vibrant Sherwood community, you'll enjoy easy access to local amenities, schools, shopping centers, and major roadways. Close proximity to COSTCO, Walmart, McMahon Stadium, the University of Calgary, SAIT, Foothills Hospital, and more makes this location incredibly desirable. Don't miss this exceptional opportunity—schedule a viewing today with your favorite Realtor.