



**114 Sherwood Mount NW  
Calgary, Alberta**

**MLS # A2180114**



**\$849,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Irregular		

<b>Heating:</b>	Fireplace(s), 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	alarm equipment		

New Roof just installed! No Neighbors Behind! This amazing home has central air conditioning and beautiful maple hardwood floors that extend throughout the main and upper floors great for allergy sufferers. The kitchen is a chef's delight with a gas stove, microwave hood cover, full height dark maple cabinetry with stainless Steel door pulls, ample counter space, glass tile backsplash, eat up island with inset wine rack & modern white quartz. The lighting has all been upgraded to add style and design elements to the open concept main floor. The family room is a cozy place to relax in front of the beautiful white tile surround gas fireplace with built in shelving & is open to the kitchen and dining room. Through the main floor laundry, you will find an amazing new flex room built in 2023 that can be a bedroom with egress windows, Movie Room, home office or separate living space for extended family with access to the just finished basement (2023) and lower guest bedroom & modern 3-piece bath. Upstairs the primary suite offers ultimate relaxation with a vaulted ceiling transom window over the bed to allow the sun to shine in as well as 2 large picture windows looking out into your private back yard. The ensuite bath has dual sinks, a corner soaker tub and glass tile shower and the walk-in closet is a generous size. Your littles will love their bedrooms adjacent to each other & next to the main 4-piece bath. The bonus room on this level has a vaulted ceiling with pot lights & generous windows overlooking the front street. Some other upgrades to note are new elongated bowl dual flush toilets, 1 year old hot water tank plus new faucets & taps throughout & a newer washer/dryer with a larger load capacity. Located close to Beacon Hill Regional shopping center with restaurants, Starbucks, Costco, Home Depot & specialty shops. Don't wait to make this posh home your

own!