



GRASSROOTS
REALTY GROUP

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114 Sherwood Mount NW
Calgary, Alberta

MLS # A2208063



\$815,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,319 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Security Equipment		

Do you have a dancer in your family, Yoga Enthusiast, Movie Buff, Multigenerational Family, or work from Home? This exceptional home offers incredible flexibility and privacy with a ****RARE SECOND BONUS ROOM Built Over the Garage****. Perfect for a private dance studio, expansive home office, third family room, bedroom with EGRESS WINDOW or creative workspace. Convenient stairwell access from the garage leads directly to the finished basement, up to the bonus room, and into the laundry room entry to the main house. Enjoy ultimate privacy with ****no neighbours behind****. Recent updates include a ****NEW ROOF (November 2024)**** and a ****FRESHLY RENOVATED BASEMENT LEVEL (2023)****. Modern lighting, MAPLE HARDWOOD ON TWO LEVELS perfect for those with allergies, CENTRAL AIR CONDITIONING, and custom blinds add style and comfort throughout. The kitchen is a chef's delight featuring FULL HEIGHT dark maple CABINETRY, WHITE QUARTZ countertops, stainless steel door pulls, a glass tile backsplash, and an eat-up island with a built-in wine rack. The family room offers a cozy white tile surround gas fireplace with built-in shelving and seamlessly connects to the kitchen and dining area. The basement provides additional versatility with a guest bedroom, modern 3-piece bath, and a flexible space perfect for a movie room, home office, or extended family living area. The ****primary suite**** upstairs offers vaulted ceilings, a transom window, and large picture windows overlooking the private backyard. Enjoy a luxurious ensuite bath with dual sinks, a corner soaker tub, a glass tile shower, and a spacious walk-in closet. Two adjacent bedrooms are conveniently located next to the main 4-piece bath. The ****main bonus room**** on this level impresses with VAULTED CEILING, pot lights, and large windows overlooking the front

street. Other notable features include new elongated bowl dual flush toilets, a ****1-YEAR OLD HOT WATER TANK****, upgraded faucets, and a newer high-capacity washer/dryer. Located near ****Beacon Hill Regional Shopping Centre**** with access to restaurants, Starbucks, Costco, Home Depot, and specialty shops. Don't miss your chance to own this stunning home with ****TWO Bonus Rooms****!