



**GRASSROOTS**  
REALTY GROUP

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**114 Sherwood Mount NW**  
**Calgary, Alberta**

**MLS # A2208063**



**\$770,000**

<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 (12 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, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), 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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Security Equipment		

This stunning Home is just waiting for you to come love it! Move in ready with quick possession possible! Beautifully Upgraded family home with no neighbours behind, offering privacy, flexibility, and a layout ideal for multigenerational living, home-based work, or growing families. Maple hardwood on two levels is perfect for allergy-sensitive households. Central air conditioning, modern lighting, and custom blinds add comfort and style throughout. The kitchen is a chef's dream with full-height dark maple cabinetry, white quartz countertops, stainless steel pulls, glass tile backsplash, and an eat-up island with built-in wine rack. The adjacent family room features a white tile gas fireplace and built-in shelving, creating a warm, open-concept living space. An additional bonus room built over the garage offers the perfect space for an additional main floor bedroom, private movie room, teen retreat, or home office or dance studio. Walk in from the garage to the fully updated basement (2023), offering a private guest bedroom, modern 3-piece bathroom, and a large flex space ideal for a media room or extended family use. Upstairs, the primary suite is a true retreat with vaulted ceilings, a transom window, large picture windows overlooking the yard, dual sinks, a corner soaker tub, glass tile shower, and a spacious walk-in closet. Two additional bedrooms are located next to the main 4-piece bath. On the upper floor the Large family room is a stunning space for family to relax you will love the vaulted ceiling and full wall of windows - If you need more bedrooms this room could be converted to a second master bedroom by adding a door. Additional home upgrades include elongated dual flush toilets, upgraded faucets, and a newer high-capacity washer and dryer. Major updates include a new roof (November 2024) and a 1-year-old hot water tank. Located minutes from Beacon Hill

Regional Shopping Centre, with access to restaurants, Starbucks, Costco, Home Depot, and specialty shops. Don't miss this rare opportunity to own a thoughtfully designed, move-in-ready family home with outstanding functionality, space, and style in a fantastic location.