

# \$789,777 - 127 Sherwood Bay Nw, Calgary

MLS® #A2089593

**\$789,777**

4 Bedroom, 5.00 Bathroom, 2,146 sqft

Residential on 0.11 Acres

Sherwood, Calgary, Alberta

\*\*\*\* OPEN HOUSE - SUNDAY NOVEMBER 12TH - 1:30 TO 4:30 PM \*\*\*\* - Experience luxurious living in this Dazzling 2013 built house offering over 3000 sq ft of total living space including a Fully Finished Walkout with a Basement Suite (Illegal). Living in the sought-after Sherwood neighbourhood, with its myriad attractions and appealing environment, promises a lifestyle your family will relish for years to come.

The house exhibits a strong curb appeal, and as you enter, you'll find yourself equally impressed. Your attention will be immediately drawn to the foyer, where you'll find soaring 17 ft. high ceilings, complemented by an elegant CURVED STAIRCASE. This impressive architectural feature creates a stunning first impression, setting the tone for the rest of the home. The main floor is intelligently designed, featuring a formal living room, a great room, a kitchen, and a nook on one side, while offering the convenience of a mudroom/laundry area on the other. This layout optimizes both living and functional spaces, ensuring a harmonious flow throughout the home. The great room includes a cozy gas fireplace and large windows that bathe the house in sunlight during the day. The kitchen takes center stage with its detailed cabinetry, stainless steel appliances, gas stove, quartz counters, a corner pantry, and a center island. The main floor & the Basement feature 9-foot high ceilings, adding to its sense of spaciousness and creating an open and



inviting atmosphere throughout the home. There's a bonus room located above the garage, which offers an ideal space for family activities and relaxation. Additionally, the upper floor comprises three roomy bedrooms, with the primary bedroom being particularly spacious and featuring its own ensuite bathroom and a walk-in closet. The basement is truly impressive, featuring a bedroom with an attached 2-piece washroom, a den, an additional full washroom, a storage area, and a versatile living space. Comfort and style intertwine to create a warm and inviting atmosphere and with no neighbours behind, you won't have any privacy issues. With easy access to major roadways and proximity to all amenities, including shopping, bus stops, and playgrounds, this brilliantly designed home is sure to exceed all your expectations. Your dream house is just one viewing away !!!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2089593    |
| Price          | \$789,777   |
| Sold Price     | \$762,000   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,146       |
| Acres          | 0.11        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 127 Sherwood Bay Nw |
|---------|---------------------|

|             |          |
|-------------|----------|
| Subdivision | Sherwood |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3R 0N7  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage                    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Gas                                                                               |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Suite, Walk-Out                                                         |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                          |
| Lot Description   | Back Yard, Cul-De-Sac, Interior Lot, No Neighbours Behind, Landscaped, Street Lighting, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                                               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 26th, 2023  |
| Date Sold      | November 22nd, 2023 |
| Days on Market | 27                  |
| Zoning         | R-1N                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX COMPLETE REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.