

\$674,900 - 1285 Sherwood Boulevard Nw, Calgary

MLS® #A2107614

\$674,900

3 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.10 Acres

Sherwood, Calgary, Alberta

Welcome to the highly sought-after, family friendly community of Sherwood! This stunning home has been well cared for and maintained, and is ready for move-in. With 3 generously sized bedrooms, 2.5 luxurious bathrooms, almost 1,800 sq ft of above ground living space, double attached garage, and central AC, this is a perfect fit for families of all shapes and sizes. From the moment you step into this home, you'll feel its quality, style and charm. The main living space has an open, bright, and spacious layout. The kitchen is wonderfully appointed with elegant granite countertops, sleek cabinetry, stainless steel appliances, large island with seating at the overhang, and a convenient corner pantry. You'll love the large living room, featuring a warm and cozy fireplace with stone surround and classy mantle! This is the ideal space to entertain guests, as it's seamlessly connected to the kitchen and dining area. From here you have access to the dream backyard, sporting an incredible deck, patio, firepit and greenspace, where you can host BBQs, outdoor gatherings, or just relax and sip on your morning coffee. The upper level has a fantastic bonus room that works for a number of different uses, whether it be a media/home theatre, hobby area, playroom, additional office space, etc. Live in luxury in the grand primary bedroom which includes a spa-like 5-piece ensuite, featuring his and her sink vanities, a soaker tub, lavish shower with glass surround, along with a walk-in closet. The



lower level is completely unspoiled and has endless potential, allowing you to customize the space to suit your unique needs, whether it be a home office, recreation room, or additional bedrooms.

This home is ideally located with easy access to schools, transit, and a plethora of shopping and amenities, including the Beacon Hill Shopping Center, Costco, T&T Supermarket, Cross Iron Mills, and much more. Don't miss out on the opportunity to make this exceptional property your own. Schedule a viewing today and experience the lifestyle you've always dreamed of.

Built in 2012

Essential Information

MLS® #	A2107614
Price	\$674,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,795
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1285 Sherwood Boulevard Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0C7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 6th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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