

\$789,000 - 30 Sherwood Point Nw, Calgary

MLS® #A2118800

\$789,000

4 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.12 Acres

Sherwood, Calgary, Alberta

Welcome to the prestigious community of Sherwood located in NW Calgary. This WALK-OUT bungalow boasts over 2950 sqft of total living space, including 3 bedrooms up and 2 bedrooms down, 3 full baths, & a potential separate mother-in-law suite for your future plan.

A beautiful home that will appeal to the most discerning buyers. Step inside, the expansive main floor greets you with vaulted ceilings & loads of natural light flowing into each space. The main floor BIG OFFICE is an ideal space to work from home. The kitchen is open & fluid with NEWER APPLIANCES

(WASHER/DRYER, STOVE, MICROWAVE AND DISWASHER), the heart of the home, boasting an island, granite counters, a corner pantry, SKYLIGHTS & a window over your sink to enjoy. Take note of the main floor deck that is ideal for summer loving sun & BBQ season while enjoying the RAVINE VIEW.

The living room is spacious & centred around a gas fireplace to enjoy on those colder nights. The main floor master bedroom is the perfect space to retreat to after a long day & includes a private ensuite & a walk-in closet. The main floor also includes a well sized second bedroom & a 4 piece bath & LAUNDRY ROOM.

Venture downstairs, the WALK-OUT basement has a huge family room and a home theater. Additional TWO well sized bedrooms and another full bathroom complete the lower living space. The beautiful back yard has a poured



concrete patio space to enjoy as well as ease of maintenance CONCRETE STEPS on side of the home. A BRAND-NEW HOT WATER TANK is a bonus for the buyers. This estate home is sure to sell fast located minutes from all the shopping amenities needed, literally steps away from neighbourhood schools and also belong to the highly sought-after “Sir Winston Churchill” school district. This home is a “MUST SEE”!

Built in 2004

Essential Information

MLS® #	A2118800
Price	\$789,000
Sold Price	\$789,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	30 Sherwood Point Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	April 3rd, 2024
Days on Market	4
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	E-Trinity Realty and Management Ltd
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