

**84 Sherwood Rise NW**  
**Calgary, Alberta**

**MLS # A2296325**



**\$815,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Double Vanity, Granite Counters, High Ceilings		

**Inclusions:** Hot Tub, Gazebo, Playground Set

Welcome to 84 Sherwood Rise NW, a beautifully upgraded home offering over 3,100 sq. ft. of total living space including a fully finished basement, Central A/C, and backing directly onto peaceful green space with no rear neighbors. The main floor is thoughtfully designed with 9-foot ceilings, a bright home office or den, and a spacious laundry room complete with sink and cabinetry. The open-concept kitchen, dining nook, and living room create an inviting space for everyday living and entertaining. The kitchen features granite countertops, stainless steel appliances, a corner pantry, and a large island with bar seating, while the living room centers around a cozy gas fireplace. From the dining nook, step into the enclosed sunroom with UV-blocking glass panels—perfect for year-round use—which opens onto a private backyard oasis with a hot tub on the spa deck, underground sprinklers, a children’s play structure, and beautiful views of the surrounding greenspace. The driveway is bouncy and rubber-coated, making them non-slip in winter and easy to maintain -easy to shovel, less icy, gentle on knees, and perfect for road hockey or basketball. Upstairs, you’ll find three generously sized bedrooms including a spacious primary suite with two walk-in closets and a 5-piece ensuite featuring dual vanities, a deep soaker tub, separate glass shower, and a door for the toilet. There is a huge bonus room boasting beautiful northeastern views of morning sunrise. The bonus room includes surround sound wiring and can easily be used as a fourth upstairs bedroom or family living space. The fully developed basement continues to impress with a fifth bedroom, a large recreation and media room with surround sound, a home gym or flex area, and a full bathroom with heated tile floors. With premium finishes throughout, this home combines comfort, style,

and functionality&mdash;perfectly situated on a quiet, family-friendly street in the desirable community of Sherwood.