

**98 Sherwood Hill NW**  
**Calgary, Alberta**

**MLS # A2297797**



**\$939,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Sherwood                   |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 2,872 sq.ft.               | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 7                          | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.33 Acre                  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Pie Shaped Lot |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s) |                   |     |

**Inclusions:** Shed

OPEN HOUSE CANCELLED. Welcome to this impressive 2-storey home tucked into a quiet cul-de-sac in Sherwood, a northwest community, offering 3,929 sqft of developed living space, 7 bedrooms, and 4 full bathrooms, including a main-floor bedroom and full bath. The home features a bright two-storey foyer with soaring ceilings, a spiral staircase, and large windows that fill the space with natural light, creating an open and welcoming feel throughout the main level. The kitchen offers granite countertops, a gas cooktop, rich cabinetry, a walk-in pantry, and a large island that flows into the breakfast nook and out to the full-width upper deck, making it ideal for both everyday living and entertaining. Upstairs, the primary suite includes a spa-inspired ensuite with a jetted tub, dual sinks, a separate shower, and a walk-in closet, along with three additional bedrooms and a full bathroom. The fully developed basement extends the living space with two additional bedrooms, a full bathroom, a spacious recreation area, and ample storage. Ideally located near parks, pathways, shopping, and schools, this home combines space, comfort, and convenience.