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92 Sherwood Rise NW
Calgary, Alberta

MLS # A2334159



$824,900

Division:	Sherwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,625 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Alarm system hardware, gas heater in garage, backyard trellis & fountain		

A rare opportunity you won’t want to miss here in this beautifully updated bungalow backing onto the escarpment in the popular Symons Valley community of Sherwood. Offering a total of 3 bedrooms + den & over 2900sqft of living space, this mint condition air-conditioned home enjoys refinished onsite maple hardwood floors, stunning kitchen with custom maple/mahogany cabinetry, sensational lower level with infloor heating & beautifully landscaped backyard with lush perennial gardens & stone patio..plus a host of improvements including storm-resistant roof, hot water tank & appliances. Truly incredible open concept main floor with soaring vaulted ceilings, showcasing the sun-drenched living room with fireplace & expanse of windows, elegant formal dining room with graceful archway & custom kitchen with large island & ceramic tile backsplash, oversized walkthru pantry & the upgraded stainless steel appliances include Wolf gas cooktop with built-in griddle & chimney hoodfan, built-in Frigidaire Pro convection oven, & new dishwasher (2025) & fridge (2024)...both from LG. The private owners' retreat is an airy & inviting space with a big bay window, great-sized walk-in closet & jetted tub ensuite with double vanities, tile floors & separate shower. Renovated in 2022 (with permits), the lower level - with 9ft ceilings & infloor heating, is beautifully finished with 2 bedrooms, large full bath with linen closet, office/craft room with barn door closet & terrific games/rec room...the perfect spot to hang out with the family. Main floor also has a dedicated home office with French doors & laundry room with built-in cabinets/sink & new LG washer & dryer (2025). Both the front & back yards are exquisitely & professionally landscaped...with stone walkways & patio, new permanent outdoor Gemstone X-mas lights (2025), 3-tiered concrete fountain (backyard) & deck complete

with natural gas line for your BBQ, under-deck storage & Duradek weather-protection deck. Extensive features including plantation shutters (lower level) & 2” Levolor blinds (main level), finished garage with new heater (2024) & sealed floors, solid maple doors & cabinets with mahogany inserts, exposed aggregate front walkway & driveway, glass hand railings & in addition to the new roof in 2025 & refinished hardwood floors in 2026, there are new light fixtures, 2 new industrial-size/high-efficiency hot water tanks (2025), brand new furnace (2026), new central air (2023) & new main floor carpets (2024). A simply amazing home just minutes to neighbourhood greenspaces & Blessed Marie-Rose School, walking distance to bus stops & quick easy access to shopping (including Beacon Hill, Sage Hill Crossing & Sage Hill Quarter) & Stoney/Sarcee/Shaganappi Trails.

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