

25 Sherwood Close NW Calgary, Alberta

MLS # A2336795



\$974,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,915 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	Basement - Fridge, Electric Stove, Washer, Dryer, Hood Fan.		

**** Please click on "Videos" for tour of property **** Stunning 2 storey home with LEGAL 2 bedroom suite on whisper quiet cul-de-sac in very desirable Sherwood! Features include: 4+2 bedrooms, 3.5 bathrooms, almost 4100 sq ft developed, large SOUTH facing pie lot, deck & large concrete pad, ice cold A/C, newer roof (2025) & gutters (2026), real hardwood floors, towering 18 foot open to below entrance, insulated/drywalled/painted/HEATED double garage with fresh Epoxy flooring, quartz counters, ceiling heights - main 9' ft/basement 8'8"/upper 8', cozy gas fireplace, in-ceiling speakers/5.1 surround sound, WALKOUT basement entrance to suite, water softener & purification system and much more! Location is outstanding - all of Calgary's walking paths 1/2 block away, Blessed Marie-Rose School 3 blocks away, bus stop 2 blocks away, all the awesome amenities of Beacon Hill right up the hill and very easy access to all major routes - Deerfoot Trail/Stoney Trail/Crowchild Trail! Don't need a suite - basement layout makes a great bar/games area! Total pride in ownership - move in ready!