

## 546 Sherwood Boulevard NW Calgary, Alberta

MLS # A2337480



# \$974,900

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sherwood                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 2,814 sq.ft.                                                                  | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4                                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener                          |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Level, No Back La |               |                   |

|                    |                                                                                                                                                                                                                                          |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Reverse Osmosis system                                                                       |                   |     |

Set on a corner lot with pond and green space views, this nearly 4,000 sq ft Sherwood home gives you privacy and room to breathe in every direction. The main floor moves easily between hardwood and tile, floor-to-ceiling windows, and a layout built for both quiet nights in and full-house entertaining. A French-door den means work stays contained to one room instead of taking over the house. The kitchen carries a gas cooktop, a 56x87" island, and a walk-through pantry to the mudroom, while the dining area's built-in coffee and wine bar and the living room's tiled fireplace wall set the tone for how this home is actually lived in. Upstairs, a vaulted bonus room with wet bar gives the kids their own zone, and the primary suite closes the day out with a walk-through closet into a 5-piece spa ensuite. Two more bedrooms, both with walk-in closets, share a 4-piece bath. The finished basement adds a fourth bedroom, 3-piece bath, rec room with wet bar, and flex space for a gym or office. Outside, a fully fenced, level yard is built for kids to run. Costco, Beacon Hill, Sagehill, and Stoney Trail access are all minutes away. New shingles, siding, and eavestroughs in 2025, new appliances in 2023, and wool carpet in 2023 mean the big-ticket items are already handled.