

## 114 Sherwood Mount NW Calgary, Alberta

**MLS # A2208063**



# \$749,000

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Security Equipment		

**DEAL ALERT - Priced below appraised value! IMMEDIATE POSSESSION! Two Bonus Rooms. Endless Possibilities.** From home office to movie nights to a private retreat for extended family—this beautifully upgraded home flexes with your lifestyle. **QUICK POSSESSION!** Enjoy no neighbours behind for extra privacy, a layout perfect for multigenerational living, home-based work, or growing families, and allergy-friendly maple hardwood on two levels. Comfort and style shine with central air conditioning, modern lighting, and custom blinds. The chef’s kitchen impresses with full-height dark maple cabinetry, white quartz countertops, stainless steel pulls, glass tile backsplash, and an eat-up island with built-in wine rack. The open-concept family room features a white tile gas fireplace and built-in shelving for a warm, inviting space. Over the garage, a versatile bonus room can serve as a main-floor bedroom, private movie room, teen hangout, home office, or dance studio. The fully updated basement (2023) offers a guest bedroom, modern 3-piece bath, a large flex area ideal for media or extended family use. Upstairs, the primary suite is a true retreat with vaulted ceilings, picture windows, dual sinks, a corner soaker tub, glass tile shower, & walk-in closet. Two more bedrooms sit next to a full bath, while the large vaulted family room offers a stunning wall of windows—convertible to a second primary suite if desired. Additional updates: elongated dual-flush toilets, upgraded faucets, newer washer/dryer, a new roof (Nov 2024), 1-year-old hot water tank. Located minutes from Beacon Hill’s shopping, dining, & conveniences like Costco, Starbucks, and Home Depot, this home delivers outstanding functionality, space, and style in a fantastic location. Enjoy a peaceful yard with **NO NEIGHBORS BEHIND** & a deck with a gas line for BBQ.