

157 Sherwood Circle NW
Calgary, Alberta

MLS # A2178132



\$724,888

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|------------------|--|---------------|-------------------|
| Division: | Sherwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,946 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub | | |

Inclusions: fridge in the basement, 2 garden sheds

Shows 10/10! This beautiful family home is located on a peaceful street across from a park. The main floor is open to above with a grand foyer. Hardwood floors, open and spacious family room, kitchen, breakfast nook, walkthrough pantry. The yard is fully fenced and landscaped with a good-sized deck off the kitchen. Upstairs you will find 3 spacious bedrooms and 2 full baths including the primary bedroom with a deluxe 4 piece ensuite and walk-in closet. The bonus room has lots of windows and a patio door that leads to a front balcony. Full view of the park. The basement is unspoiled with 2 large windows, roughed in bathroom and ready for your ideas. Upgrades include new shingles (30-year warranty) in November 2024, fascia and eaves, permanent Christmas lights, hot water tank in 2017, upgraded stainless steel appliances, and backsplash. The list goes on and on. The lowest-priced listing in the area won't last long at this price. Call your favourite realtor today to schedule a showing.