



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1156 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2236529



\$764,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Jetted Tub, Kitchen Island, Quartz Counters, Skylight(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this well kept 2139 sqft single family home in prestige Sherwood. It situates right across from a playground green space, featuring south backyard, central air conditioning, laminated flooring on the main floor, curve stairs with wrought iron spindle railings, granite counter top, skylight over the stairs, upper floor balcony off the master bedroom, water softener, and central vacuum. The upper floor has 3 bedrooms. Large master bedroom. Large ensuite with 2-sided gas fireplace, separated shower and jetted bathtub, also it has a large retreat office area, and double door to upper balcony with beautiful open view. Main floor with separated living room and family room, formal dining area, bright and sunny family with gas fireplace, spacious kitchen and breakfast nook, and sliding door to large deck. It is walking distance to school, playground, and closes to shopping, public transit, and easy access to major road. ** 1156 Sherwood Blvd NW **