



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

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114 Sherwood Mount NW
Calgary, Alberta

MLS # A2208063



\$749,000

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

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Security Equipment		

**** OPEN HOUSE Sunday 11 am - 1PM ** 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.