



# 31 Sherwood Heath Calgary Alberta

\$899,999

Here in the popular family community of Sherwood is where you'll find this wonderful one-owner home, tucked away in this quiet cul-de-sac within walking distance to bus stops, neighbourhood parks & playing fields. Offering a total of 4 bedrooms & cool relaxing central air, this Elite Homes two storey enjoys lovely hardwood floors & 3.5 bathrooms, terrific maple kitchen with granite countertops, oversized 2 car garage & low-maintenance West backyard with wraparound patio & raised gardens. You will just love the open & inviting feel of the main floor with its expansive 9ft ceilings, spacious living room with fireplace & West-facing windows, elegant formal dining room & dining nook with access onto the backyard deck. The maple kitchen has a walk-in pantry & island with raised bar, undercabinet lighting & upgraded appliances including built-in Frigidaire convection oven & Maytag cooktop stove. Total of 3 bedrooms up highlighted by the private owners' suite with big walk-in closet, sitting area & jetted tub ensuite with separate shower & double vanities. The other 2 bedrooms have great closet space & share the 2nd full bath. The lower level - with engineered hardwood floors, is finished with a 4th bedroom with walk-in closet, bathroom with walk-in shower, office/study & open rec room area. Main floor also has a dedicated home office with bay window & separate laundry room with built-in cabinets. The backyard is fully fenced & landscaped, complete with large deck with gas BBQ line. Additional extras & upgrades include LED lighting throughout, 2 air conditioning units & 2 furnaces, 2 hot water tanks, water softener, curved staircase with extra railings/spindles & new (2023) carpets. Available for quick possession, this truly sensational home is perfectly located just minutes to all area amenities...the Blessed Marie-Rose School, winding ravine trails, shopping at major ret...

4pc Bathroom .00 Ft x .00 Ft  
 Recreational, Games room 32.83 Ft x 24.33 Ft  
 Office 12.67 Ft x 10.58 Ft  
 Bedroom 15.92 Ft x 10.58 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Living room 20.08 Ft x 16.00 Ft

Other 14.00 Ft x 9.00 Ft  
 Den 14.67 Ft x 10.92 Ft  
 Laundry room 8.58 Ft x 6.75 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 6pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 21.42 Ft x 18.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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Dining room 12.58 Ft x 12.33 Ft

Kitchen 14.00 Ft x 11.75 Ft

Bedroom 12.92 Ft x 12.25 Ft

Bedroom 11.83 Ft x 11.33 Ft