



## 159 Sherview Grove Calgary Alberta

\$769,900

PRIDE OF OWNERSHIP/ MODERN DESIGN / PRIME LOCATION. Welcome to a home that epitomizes modern design and luxurious living in the highly desirable Sherwood community. This home offers a total of 1,955 sqft of meticulously crafted living space, featuring 9 feet ceilings, BRAND NEW ROOF and high-end finishes throughout. As you enter, you'll be captivated by the open-concept layout, which showcases elegant hardwood flooring, recessed lighting and generous dining area. The gourmet kitchen, a chef's dream comes with its quartz countertops, island, ceiling-height cabinets, a gas cooktop, built in oven and microwave. Perfect for entertaining. The UPGRADED lighting adds a contemporary touch, while the shelving and ample storage in the pantry ensure functionality and style. The cozy living area is completed with shelving, a gas fireplace, and generous space for gatherings. This home also has a central vacuum installed and the upgraded 3 zoned furnace gives each floor its own temperature controls. You'll also see the 2pc bath situated near the foyer to maintain cleanliness and privacy. Upstairs, you'll be greeted by an open space perfect for a family/recreation area nestled between 3 bedrooms, a 4 piece bathroom (separate from the 4 pc ensuite!) and a laundry room! The primary room offers space for a king-sized bed and features a stunning en-suite. The walk-in closet is spaciouly designed with multiple levels of shelving, providing ample storage. Additional highlights include a well-equipped upper floor laundry room with shelving and quartz countertop sink. The basement is partially finished but still offers an easy way of renovating into a finished basement. If you're interested the seller can professionally build it out for an additional cost, with or without a kitchen! The separate entrance, rough-in bathroom and framed bedrooms make this an easy reno! The backyard is fen...

4pc Bathroom 1.50 M x 2.72 M

4pc Bathroom 1.50 M x 2.52 M

Bedroom 3.23 M x 3.94 M

Bedroom 3.23 M x 4.80 M

Family room 5.54 M x 4.29 M

Laundry room 2.19 M x 1.93 M

Other 2.06 M x 2.46 M

2pc Bathroom 1.50 M x 1.80 M

Dining room 3.25 M x 2.34 M

Foyer 2.31 M x 2.23 M

Kitchen 3.25 M x 3.76 M

Living room 5.44 M x 4.90 M

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

Listing Presented By:



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