



17 Sherwood Parade Calgary Alberta

\$844,900

OPEN HOUSE Saturday Nov 11 1.30 - 3.30 p.m, A beautiful 2 story house in Sherwood with impressive curb appeal and over 3,400 sf of living space! Across from park and school! Wide entrance opens to a soaring high 18' ceiling front living room and dining room with arches. Bright with the skylight and large windows . 9' ceiling on the rest of main floor. Mud room, half bath and a good size office OR BEDROOM are on the right of the entrance. Step inside, there are a family room with fireplace, a kitchen with granite counter tops and good stainless steel appliances (refrigerator and stove are both less than a year old). Adjacent to the kitchen is a large nook looking at the paved back yard and also has a double door leading to the rear deck. Gleaming Cherry hard wood floor (around 2 years old). Upstairs, a large hall way looks down the open space below and connects a spacious MASTER BED ROOM with its 6 piece en suite plus walk in closet on one side; and TWO OTHER BED ROOMS on the other side. These 2 bedrooms both have doors open to the front covered balcony where you can enjoy your morning coffee looking at the park and the sunrise (house faces East). Another full bath and laundry room complete this level. The basement was professionally developed in 2016 and comprises a sizeable BED ROOM, a full bath, a wet bar, a spacious recreation room which could be used for different purposes. a mechanical room and a storage room. Owners installed a large gazebo on the deck about a year ago. This and the paved back yard provides the low maintenance outdoor gatherings. The house has been well kept and upgraded with newer paints and half bath vanity (2 years). 4 cameras and their server, Kinetico home water system, soap dispensers were installed not long ago. Convenient location with amenities around and quick access to Stony Trail! This is a complete package ready for you...

4pc Bathroom 9.58 Ft x 4.92 Ft

6pc Bathroom 8.00 Ft x 14.92 Ft

Bedroom 12.75 Ft x 12.75 Ft

Bedroom 12.83 Ft x 12.83 Ft

Laundry room 9.33 Ft x 5.08 Ft

Primary Bedroom 15.08 Ft x 24.25 Ft

Storage 11.42 Ft x 10.00 Ft

2pc Bathroom 4.58 Ft x 5.17 Ft

Breakfast 10.92 Ft x 8.75 Ft

Dining room 11.33 Ft x 10.75 Ft

Family room 13.08 Ft x 15.00 Ft

Foyer 12.25 Ft x 8.17 Ft

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

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Other 7.00 Ft x 8.17 Ft

3pc Bathroom 9.08 Ft x 6.33 Ft

Bedroom 12.92 Ft x 11.25 Ft

Recreational, Games room 23.17 Ft x 24.83 Ft

Kitchen 11.25 Ft x 12.75 Ft

Living room 9.58 Ft x 10.50 Ft

Other 8.92 Ft x 5.25 Ft