



## 214 Sherwood Circle Calgary Alberta

\$1,099,000

Luxurious Custom-Built Home with an Illegal Secondary Suite in Sherwood NW! Welcome to 214 Sherwood Circle NW, Calgary, Alberta - an exceptional 2-storey executive home offering above 4,000 square feet of total living space, thoughtfully designed with unparalleled luxury and functionality. Nestled on a quiet street and backing onto serene green space, this home is truly a dream come true for families, multi-generational living, or those seeking additional rental income. Main Home Highlights: Spacious and Elegant Design: Almost 2,900 square feet above grade with 9' ceilings, transom windows on all doors, and an open-concept layout that seamlessly connects the living, dining, and kitchen areas. Gourmet Kitchen: A chef's delight with a massive pantry, upgraded cabinetry, and a stunning 3-sided gas fireplace that warms the living and dining areas. Main Floor Office & Full Bath: Perfect for remote work or guests, with a rare full bathroom on the main level. Upgraded Finishes Throughout: Custom lighting, power blinds, and central air conditioning provide ultimate comfort and convenience. Upper-Level Retreat: Luxurious Master Bedroom: A sanctuary featuring a corner gas fireplace, two oversized walk-in closets, and a 5-piece spa-inspired ensuite with dual vanities, a deep soaker tub, and a separate shower. Unique Bedroom Design: Two additional large bedrooms, each with its own walk-in closet, private balcony, and connected by a Jack-and-Jill bathroom with a shared tub/shower. Convenient Upper Laundry Room: Equipped with ample storage and counter space. Walk-Up Illegal Secondary Suite: The 1,131 sq. ft. illegal secondary suite is a standout feature, offering exceptional income potential or independent living for family members. Private Entrance & In-Floor Heating: Separate walk-up access with its own furnace and in-floor heating for year-round comfort. Second Full Kitchen & Dining Area: Full...

5pc Bathroom 13.33 Ft x 9.00 Ft

6pc Bathroom 6.17 Ft x 16.67 Ft

Bedroom 10.25 Ft x 16.67 Ft

Bedroom 10.17 Ft x 16.67 Ft

Family room 20.08 Ft x 14.50 Ft

4pc Bathroom 9.33 Ft x 5.08 Ft

Bedroom 11.58 Ft x 9.50 Ft

Bedroom 9.42 Ft x 14.25 Ft

Kitchen 9.67 Ft x 7.50 Ft

Recreational, Games room 25.92 Ft x 15.50 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Laundry room 6.75 Ft x 7.50 Ft  
Primary Bedroom 19.08 Ft x 21.25 Ft  
Other 7.83 Ft x 14.92 Ft  
Other 9.58 Ft x 6.58 Ft  
4pc Bathroom 8.00 Ft x 5.08 Ft

Furnace 10.92 Ft x 8.17 Ft  
3pc Bathroom 13.58 Ft x 5.00 Ft  
Foyer 7.58 Ft x 6.58 Ft  
Kitchen 14.00 Ft x 14.67 Ft