



## 36 Sherview Grove Calgary Alberta

\$849,900

Welcome to 36 Sherview Grove, nestled in the northwest neighbourhood of Sherwood. Originally built in 2017, it features 9' ceilings, over 2100 sq ft. above grade, and has a fully finished "illegal" suite below, adding another 799 sq ft. On the main floor, the highlights include a spacious foyer leading into the main living room, kitchen and dining area. To the right, there is plenty of room for those muddy boots and extra coats next to the walkthrough pantry. Upstairs, you will find a spacious bonus area for the family to hang out and relax together, a 4pc bathroom, and 3 bedrooms including the primary with a 5pc ensuite. The basement suite (illegal) has 2 bedrooms, 3 piece bath, stacking washer/dryer combo, and a kitchen equipped with s/s appliances and quartz countertops. The suite is ideal for guests, extended family or extra income opportunities. This home is ideal for growing families: schools, Beacon Hill shopping centre, parks, walk and bike paths, and playgrounds are mere minutes away. And to top it all off, there is easy access to major roadways to get you around the city (or out of it) with ease. For more details including floor plans and a 360 virtual tour, please click the links below. (id:6769)

3pc Bathroom 14.58 Ft x 5.25 Ft  
Bedroom 8.83 Ft x 15.33 Ft  
Bedroom 9.92 Ft x 10.33 Ft  
Kitchen 4.92 Ft x 14.17 Ft  
Recreational, Games room 9.50 Ft x 12.08 Ft  
Furnace 8.83 Ft x 9.33 Ft  
2pc Bathroom 5.08 Ft x 5.08 Ft  
Dining room 11.00 Ft x 7.75 Ft  
Foyer 7.50 Ft x 10.58 Ft  
Kitchen 11.00 Ft x 14.33 Ft

Living room 16.17 Ft x 15.75 Ft  
Other 10.67 Ft x 7.33 Ft  
4pc Bathroom 9.25 Ft x 5.00 Ft  
5pc Bathroom 9.92 Ft x 9.25 Ft  
Bedroom 10.33 Ft x 12.00 Ft  
Bedroom 10.33 Ft x 12.17 Ft  
Family room 14.50 Ft x 15.33 Ft  
Laundry room 5.50 Ft x 7.00 Ft  
Primary Bedroom 14.92 Ft x 18.25 Ft

Listing Presented By:



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