



## 574 Sherwood Boulevard Calgary Alberta

\$928,000

OPEN HOUSE! Saturday, September 6, from 2 p.m. to 4 p.m.! Welcome to 574 Sherwood Boulevard NW - a beautifully designed, fully finished home with EXTRA-LARGE lot in one of Northwest Calgary's most family-friendly neighborhoods. With over 3,400 sq.ft. of developed living space, this home offers the perfect blend of functionality and style. This 4-bedroom, RARE 2 ENSUITES, 4.5-bathroom home combines everyday function with elevated comfort. From the moment you arrive, you'll notice the care and attention throughout--from the large composite decking to the landscaping. The upgraded main floor features hardwood flooring, soaring ceilings and an open-concept layout with a built-in feature fireplace, anchored by a spacious kitchen flooded with natural light. The central island comfortably seats four, and is complemented by elegant quartz countertops, a tile backsplash, stainless steel appliances, and generous cabinetry. A large walkthrough pantry with built-in shelving adds convenience and ample storage. The dining area opens to a fully fenced backyard with landscaping and a LARGE COMPOSITE DECK - ideal for entertaining. Your very own backyard oasis! The enormous primary bedroom has a large walk-in closet, a 4-piece ensuite with a soaker tub & glass shower. A second primary-like bedroom contains 3pc ensuite! An additional bedroom and family room share another 4pc bathroom. The fully finished basement extends your living space with a bedroom, a comfortable living area, and a 4-piece bathroom. An add on bonus, both the roof and the water tank were replaced in 2024! Perfectly located just minutes from the vibrant shopping and dining at Beacon Hill, including Beacon Heights Shopping Centre, Costco, and an array of restaurants and services. Enjoy nearby green spaces, parks, and trails like the Beacon Hill West Bike Path and Sherwood Square Lake. With quick access to Sarccee Trail...

3pc Bathroom 3.07 M x 1.51 M  
4pc Bathroom 1.63 M x 2.54 M  
4pc Bathroom 3.07 M x 3.58 M  
Bedroom 3.07 M x 3.04 M  
Bedroom 3.77 M x 3.40 M  
Family room 6.12 M x 3.79 M

Recreational, Games room 7.87 M x 8.17 M  
Furnace 3.96 M x 4.15 M  
2pc Bathroom 2.19 M x .93 M  
Dining room 3.96 M x 2.99 M  
Family room 4.32 M x 4.75 M  
Foyer 3.05 M x 3.15 M

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.



**Real Estate Professionals Inc.**

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Primary Bedroom 3.87 M x 4.72 M  
Other 3.07 M x 1.60 M  
4pc Bathroom 2.71 M x 1.53 M  
Bedroom 3.80 M x 2.93 M

Kitchen 3.93 M x 4.53 M  
Laundry room 2.24 M x 3.48 M  
Office 3.78 M x 4.53 M