



# 225 Sherwood Heights Calgary Alberta

\$876,000

**\*\*Open House - Sunday July/14th 12-4pm\*\*** Discover this former show-home that boasts elegant design and luxurious features throughout. This beautifully upgraded property is perfect for those seeking both style and comfort. Featuring 4 Bedrooms and 3.5 washrooms, 9ft ceiling on main floor, knockdown ceiling throughout, upgraded 42" Upper cabinets in kitchen, Fireplace with fan and thermostat, Laundry room cabinets with sink, elegant quartz countertops, rounded corner through out the house, upgraded baseboards, and exquisite showhome fittings in the house. This residence is designed for those who appreciate the finer things in life. The living room and primary bedroom are highlighted by unique display walls, creating focal points of style and elegance. The fully finished basement inclusive of 1 Bedroom, Full Bathroom and a Office Room, completed with city permits in 2020, offers generous storage space and endless possibilities for recreation or relaxation. The fully insulated and finished garage adds extra convenience, while custom blinds, beautiful hardwood flooring on the main level, and durable vinyl flooring in the basement enhance the home's appeal. Recent updates include a new water heater (June 2024), air conditioner and furnace servicing (June 2024), a cleaned furnace (July 2024), and a water softener installed in 2021, plus a kitchen sink garburator for added convenience. This exceptional home offers a blend of luxury and practicality, making it the perfect place for you to call home. Only few min away from Bus Stop and 5 Min away from Beacon Hill Plaza ( Costco, Canadian Tire, Home Depot and tons of other shops). This home offers a perfect blend of style and functionality, ready for you to move in and enjoy. (id:6769)

Bonus Room 15.00 Ft x 12.17 Ft  
 Primary Bedroom 14.42 Ft x 12.83 Ft  
 Other 8.17 Ft x 4.92 Ft  
 5pc Bathroom 13.25 Ft x 9.67 Ft  
 Bedroom 13.92 Ft x 13.83 Ft  
 Bedroom 10.92 Ft x 10.17 Ft  
 Laundry room 10.17 Ft x 6.42 Ft

Bedroom 10.42 Ft x 9.83 Ft  
 Office 9.50 Ft x 5.92 Ft  
 4pc Bathroom 7.75 Ft x 4.92 Ft  
 Living room 15.08 Ft x 11.67 Ft  
 Kitchen 12.17 Ft x 10.92 Ft  
 Dining room 14.83 Ft x 10.67 Ft  
 Other 7.17 Ft x 3.25 Ft

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

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom 9.08 Ft x 5.17 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Recreational, Games room 22.25 Ft x 11.58 Ft