



## 251 Sherview Grove Calgary Alberta

\$1,129,900

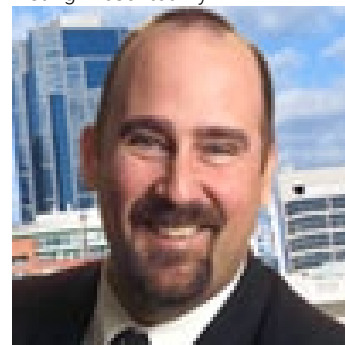
This stunning FULLY FINISHED WALKOUT BASEMENT home offers an unbeatable combination of elegance, functionality, and a serene natural backdrop. Situated on a Pie-Shaped lot with a landscaped backyard that backs onto GREENSPACE, this property boasts an oversized driveway, SOLAR panels, and exceptional attention to detail throughout. This property is located in the designed highschool of Sir Winston Churchill High School district, offering one of Calgary's most prestigious public high schools, known for its exceptional academics and extracurricular excellence. With 3,500 square footage of developed living space (including the basement), An open-concept main floor layout with soaring 9-foot ceilings and new luxury vinyl plank flooring(2024). A bright den/office welcomes you, while the living room features large windows and a cozy gas fireplace. The gourmet kitchen is a chef's delight, complete with an oversized granite island with an eating bar, upgraded lighting, and a gas stove. A fully equipped spice kitchen with its own gas stove and sink adds versatility. The nook area opens onto a spacious deck, perfect for enjoying greenspace views. The second floor boasts four generously sized bedrooms, including a luxurious master suite with serene greenspace views. The master bedroom features a spa-inspired 5-piece ensuite with a soaker tub and separate shower, offering a private retreat. A spacious bonus room adds versatility for family gatherings or relaxation. Two additional good-sized bedrooms, a full bathroom, and a conveniently located laundry room enhance everyday living. The current owner has transformed one of the bedrooms into a custom closet, providing a unique blend of functionality and luxury Walkout Basement is perfect for entertaining or multi-generational living, the basement includes a spacious rec room, wet bar, one bedroom, and a full bathroom. The oversiz...

5pc Bathroom 10.25 Ft x 9.17 Ft  
 5pc Bathroom 12.83 Ft x 12.33 Ft  
 Bedroom 9.25 Ft x 11.92 Ft  
 Bedroom 9.17 Ft x 11.92 Ft  
 Family room 18.42 Ft x 15.08 Ft  
 Laundry room 10.50 Ft x 5.33 Ft

Recreational, Games room 23.83 Ft x 23.25 Ft  
 5pc Bathroom 11.67 Ft x 6.92 Ft  
 2pc Bathroom 4.75 Ft x 4.75 Ft  
 Dining room 9.00 Ft x 12.75 Ft  
 Foyer 11.58 Ft x 10.25 Ft  
 Kitchen 14.00 Ft x 13.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 10.58 Ft x 9.92 Ft

Primary Bedroom 13.67 Ft x 17.25 Ft

Bedroom 23.25 Ft x 17.33 Ft

Living room 12.00 Ft x 16.75 Ft

Office 7.00 Ft x 9.00 Ft