

40 Sherwood Manor Calgary Alberta

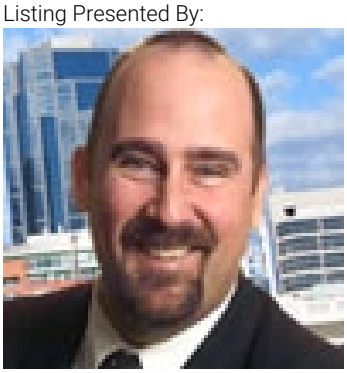
$1,295,000

OPEN HOUSE, Sunday, 22nd Nov 1:00-3:00PM Welcome to 40 Sherwood Manor NW - an incredible 6-BEDROOM, 4.5-BATHROOM, offering OVER 4,800 sq. ft. of total living space on a rare OVER 13,000+ sq. ft. CUL-DE-SAC lot with NO REAR NEIGHBOURS, this residence delivers MULTI-LEVELS PANORAMIC VIEWS and MASSIVE PRIVATE YARD. Thoughtfully upgraded with CLASS 4 HIGH-IMPACT RESISTANT ASPHALT SHINGLES installed in 2025, DUAL FURNACES, AIR CONDITIONING, an IRRIGATION SYSTEM, and LUSH LANDSCAPING. Step inside to soaring 10-FOOT CEILING on the main floor, which lead to a formal living room paired with an elegant formal dining area, both enhanced by rich HARDWOOD FLOORING. The main floor includes a full laundry room, a half bath, and a SPACIOUS FAMILY ROOM anchored by a GAS FIREPLACE that features stacked beige stonework extending from floor to ceiling, framed by dark-stained wood columns and a mantel. The GOURMET KITCHEN is designed for both beauty and performance, CEILING HEIGHTS brown cabinetry, a mosaic accent backsplash, and HIGH-END STAINLESS STEEL APPLIANCES, including a BUILT-IN MICROWAVE, OVEN, WARMING DRAWER, and a SLEEK RANGE HOOD above the electric cooktop. An OVERSIZED GRANITE ISLAND. A beautifully designed SPICE KITCHEN, featuring a STAINLESS-STEEL GAS STOVE, VENT HOOD, generous counter space, and a LARGE WALK-IN PANTRY. Adjacent to the kitchen, a casual dining area opens to the deck through a sliding glass patio door. The deck features frosted glass railing panels for privacy and perfect for enjoying the stunning nighttime views. Heading upstairs, you're greeted by 9-FOOT CEILING and elegant STAINED WOOD RAILINGS and WROUGHT-IRON SPINDLES. This floor offers FOUR GENEROUSLY SIZED BEDROOMS and THREE FULL BATHROOMS, along with a LARGE BONUS ROOM with a detached fireplace included with the sale. One bedroom features its own private 4-piece ensuite, while two addition...

Recreational, Games room 25.00 Ft x 17.33 Ft
Kitchen 17.33 Ft x 4.67 Ft
Bedroom 14.00 Ft x 12.00 Ft
Bedroom 14.00 Ft x 11.67 Ft
Other 15.33 Ft x 8.00 Ft
Storage 8.75 Ft x 3.92 Ft
Laundry room 4.67 Ft x 3.50 Ft
3pc Bathroom 8.00 Ft x 5.67 Ft

Family room 18.92 Ft x 15.00 Ft
Kitchen 16.00 Ft x 14.00 Ft
Other 8.25 Ft x 6.58 Ft
Pantry 6.75 Ft x 4.67 Ft
Dining room 14.67 Ft x 9.75 Ft
Breakfast 15.92 Ft x 8.00 Ft
Foyer 9.00 Ft x 4.92 Ft
Laundry room 12.17 Ft x 7.08 Ft

Listing Presented By:



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Furnace 11.58 Ft x 9.33 Ft

Living room 14.67 Ft x 12.83 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft