



## 978 Sherwood Boulevard Calgary Alberta

\$485,000

Enjoy maintenance free living in Sherwood's The Timbers townhomes. Located right across the street from a K-9 Catholic school, this unit leaves nothing to be desired. Open plan living with modern kitchen and island and quartz countertops. Double tandem garage with full driveway. Clad in Hardie board siding, this unit is rock solid with a gas hookup on your balcony for those warm summer barbeque nights. Located close to all amenities like Beacon Hill and Sage Hill shopping centres, you are never more than 5 minutes away from all that you need to live a low maintenance lifestyle. Two kid's parks are not more than a 5-minute walk away, as well as a walking path that runs beside the complex for dog walking, bicycling, jogging, inline skating, etc. Sir Winston Churchill is the designated high school with direct bus service from the bus stop beside the unit. Unit has approval from condo board and city of Calgary for den creation in the garage. RMS MEASUREMNT BY URBAN MEASURE (id:6769)

Living room 14.75 Ft x 13.17 Ft

Kitchen 136.00 Ft x 108.00 Ft

Dining room 11.17 Ft x 11.17 Ft

2pc Bathroom 6.67 Ft x 3.25 Ft

Primary Bedroom 14.67 Ft x 12.33 Ft

Bedroom 12.58 Ft x 12.33 Ft

4pc Bathroom 7.92 Ft x 7.17 Ft

Laundry room 3.50 Ft x 3.00 Ft

4pc Bathroom 7.92 Ft x 5.92 Ft

Listing Presented By:



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