

**44 Sherwood Circle NW
Calgary, Alberta****MLS # A2257197****\$910,000**

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,521 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	None		

*** CANCELLED open house Saturday, September 20 from 1:00-3:00 *** Welcome to this beautifully UPGRADED family home in the highly sought-after community of Sherwood! Backing directly onto GREENSPACE and the Sandstone Citadel Park with scenic walking paths, this rare 5 bedroom and 3.5 bathroom property offers the perfect blend of comfort, style and functionality. The main floor is BRIGHT and inviting, featuring an OPEN TO BELOW design, two spacious living areas, a cozy fireplace and the convenience of main floor laundry. The UPGRADED KITCHEN is a chef's dream- complete with a large island, new lighting, modern style appliances and a walk-through pantry that connects directly to the garage for easy grocery unloading. Large windows and NEW BLINDS allow natural light to flow throughout, while central air conditioning ensures year-round comfort. Upstairs, you'll find four generously sized bedrooms plus a versatile bonus room that can be used as a home office or entertainment area. The luxurious primary suite offers a 5-piece ensuite as well as a walk-in closet with custom built-ins. The fully developed basement expands your living space with a large recreation room, an additional bedroom, and a convenient wet bar/salon setup with a sink—ideal for entertaining or a home business. Outside, enjoy your private backyard oasis with no rear neighbours, backing onto peaceful green space. The beautifully FINISHED double attached garage provides plenty of storage and parking. Ideally located just around the corner from a top rated school and only minutes from Beacon Hill Shopping Centre, this home combines convenience with natural surroundings. Families have made lasting memories here, and now you can too! Don't miss your chance to own this rare gem in Sherwood—call today to book

your private showing!