

490 Sherwood Boulevard NW
Calgary, Alberta
MLS # A2255016

\$988,668

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	High Efficiency, Fireplace(s), Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home		

Inclusions: All 4K TVs and security cameras, remote for blinds, surge protector

Welcome Home to 490 Sherwood Blvd NW This stunning two-story walkout backs and sides onto green space, offering breathtaking views of the serene pond just behind the home. Enjoy nature from the comfort of your bright and spacious living space. Park and new school being built across the street. Featuring 3 bedrooms upstairs and a large, sunlit bonus room, this home is designed for both comfort and functionality. The elegant primary suite includes a generous walk-in closet and a luxurious 5-piece ensuite. The open-concept main floor boasts a modern, upgraded kitchen equipped with high-end appliances, including two gas cooktops, two garburators, and two hood fans. A convenient spice kitchen is located just off the main kitchen—perfect for the home chef. Step into the impressive two-story foyer that flows seamlessly into a spacious flex room and great room. Every detail in this home has been thoughtfully upgraded, including:

- New exterior with hail-resistant asphalt shingles
- 3-stage high-efficiency furnace and 16 SEER air conditioning
- 78-5000K pot lights throughout the home
- Upgraded tankless water heater
- Frosted glass railings on the front exterior and deck
- Remote-powered blinds
- Granite countertops throughout
- Hardwood flooring
- Upgraded 10mm glass railings
- Extensive security camera system (includes all 4K TVs)
- Epoxy flooring and upgraded overhead garage door
- Professionally landscaped yard with fencing
- Stunning elegantly tiled landscape style fireplace

This exceptional home is move-in ready and must be seen to be fully appreciated. Call today to book your private showing!