ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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1269 Sherwood Boulevard NW Calgary, Alberta

MLS # A2291555

$974,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,889 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

Stunning and expansive 6-bedroom, 2-storey home in the sought-after community of Sherwood! Perfectly located near all the amenities of Beacon Hill, this home impresses from the moment you enter with soaring vaulted ceilings, modern lighting, beautiful hardwood, and elegant architectural details. The main floor offers a formal living and family room, a large dining area, and a gourmet kitchen with granite counters, euro-island, and high-end SS appliances. Upstairs features two ensuites, including a spa-inspired master retreat with a huge walk-in closet and a bright bonus room. The fully developed basement includes two good-sized bedrooms, a wet bar, gym area with quality flooring, and a separate entrance—ideal for extended family or investors. Additional highlights include two furnaces, five bathrooms, 9-ft ceilings, and stylish stone feature walls. A perfect blend of elegance, comfort, and investment potential!

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