

# \$769,900 - 159 Sherview Grove Nw, Calgary

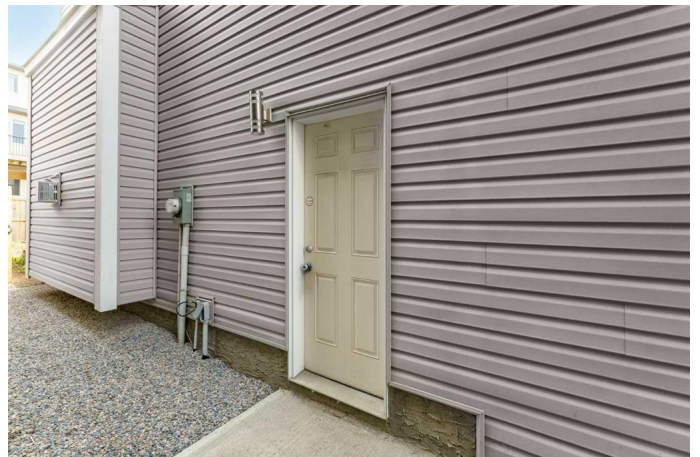
MLS® #A2192171

**\$769,900**

3 Bedroom, 3.00 Bathroom, 1,955 sqft  
Residential on 0.08 Acres

Sherwood, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY MARCH 9TH, 1PM-3PM \*\*\* PRIDE OF OWNERSHIP/ MODERN DESIGN / PRIME LOCATION. Welcome to a home that epitomizes modern design and luxurious living in the highly desirable Sherwood community. This home offers a total of 1,955 sqft of meticulously crafted living space, featuring 9 feet ceilings, BRAND NEW ROOF and high-end finishes throughout. As you enter, you'll be captivated by the open-concept layout, which showcases elegant hardwood flooring, recessed lighting and generous dining area. The gourmet kitchen, a chef's dream comes with its quartz countertops, island, ceiling-height cabinets, a gas cooktop, built in oven and microwave. Perfect for entertaining. The UPGRADED lighting adds a contemporary touch, while the shelving and ample storage in the pantry ensure functionality and style. The cozy living area is completed with shelving, a gas fireplace, and generous space for gatherings. This home also has a central vacuum installed and the upgraded 3 zoned furnace gives each floor its own temperature controls. You'll also see the 2pc bath situated near the foyer to maintain cleanliness and privacy. Upstairs, you'll be greeted by an open space perfect for a family/recreation area nestled between 3 bedrooms, a 4 piece bathroom (separate from the 4 pc ensuite!) and a laundry room! The primary room offers space for a king-sized bed and features a stunning en-suite. The walk-in closet is



spaciously designed with multiple levels of shelving, providing ample storage. Additional highlights include a well-equipped upper floor laundry room with shelving and quartz countertop sink. The basement is partially finished but still offers an easy way of renovating into a finished basement. If you're interested the seller can professionally build it out for an additional cost, with or without a kitchen! The separate entrance, rough-in bathroom and framed bedrooms make this an easy reno! The backyard is fenced, with a spacious patio and ample yard space. Located in the vibrant Sherwood community, you'll enjoy easy access to local amenities, schools, shopping centers, and major roadways. Close proximity to COSTCO, Walmart, McMahon Stadium, the University of Calgary, SAIT, Foothills Hospital, and more makes this location incredibly desirable. Don't miss this exceptional opportunity—schedule a viewing today with your favorite Realtor.

Built in 2017

### Essential Information

MLS® #	A2192171
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	159 Sherview Grove Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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