

33 Sherwood Heights NW
Calgary, Alberta

MLS # A2214052



\$739,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Hardwood, Tile		Sewer: -
Roof:	Asphalt		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Brick, Vinyl Siding		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	none		

Welcome to Your dream Home!! Nestled on an extra-long 45-foot lot, this warm and inviting home boasts a sun-soaked south-facing backyard—perfect for outdoor lovers and summer gatherings. With 4 generously sized bedrooms and 3.5 bathrooms, there’s plenty of space for the whole family to enjoy. - Main Floor Highlights: Soaring 9 ft ceilings and hardwood and tile flooring A chef’s dream kitchen featuring a large center island, expansive granite counters, and modern finishes. Bright and open-concept layout with an eat-in kitchen with direct access to a completed deck—ideal for BBQs and backyard fun. The cozy living room complete with a gas fireplace. Convenient laundry/mudroom off the garage and a stylish 2-piece powder room complete the main floor - Upstairs Comfort: 3 well-sized bedrooms, including a luxurious primary suite with a 5-pieceensuite—soaker tub, separate glass/tiled shower & walk-in closet Spacious bonus room with vaulted ceilings—perfect as a media room, play area, or home office. An additional full bathroom for family or guests. - Fully Developed Basement (With Permits!): Wired for surround sound—ready for movie nights or entertaining Versatile rec room and flex area 4th bedroom and full 4-piece bath—ideal for guests or older kids - Prime Location: Tucked away from the hustle and bustle of downtown, yet close to everything you need—shopping, schools, banks, and other amenities are all just a short walk away. - Additional Perks: Central A/C to keep you cool in the summer Attached garage and thoughtful storage throughout. Swing set in backyard is included.