

780-380-6207  
meghan@meghanrobinson.net

139 Sherwood Hill NW  
Calgary, Alberta

MLS # A2230792



**\$963,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,246 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this spacious and versatile family home featuring a desirable walk-out basement, rare triple attached garage, and energy-efficient solar panels &mdash; perfectly located on a quiet street in the sought-after community of Sherwood. Offering over 3,200 sq ft of total living space, this beautifully maintained 2-storey is ideal for large or multi-generational families, combining comfort, functionality, and long-term savings. From the moment you arrive, you'll appreciate the charming curb appeal, oversized driveway, and inviting stone-accented exterior. Inside, the bright and functional main floor showcases rich hardwood floors, a grand foyer, a front flex room &mdash; ideal for a home office &mdash; and an open-concept living area anchored by a cozy gas fireplace. The well-appointed kitchen features maple cabinetry, granite countertops, stainless steel appliances, a corner pantry, and a spacious dining area that opens onto a large upper balcony &mdash; perfect for outdoor dining and entertaining. A convenient main floor laundry room completes this level. Upstairs, a generous bonus room with vaulted ceilings and oversized windows provides a great space for movie nights or a playroom. The upper level offers four bedrooms, including a spacious primary suite with peaceful views, a spa-inspired ensuite with dual sinks, soaker tub, separate shower, and walk-in closet, plus a full bathroom for the secondary bedrooms. The fully finished walk-out basement expands your living space with stylish laminate flooring, a large recreation room with built-in dry bar, one bedroom, a flex room, and a full bathroom. The walk-out leads to a covered patio and a fully fenced backyard with raised garden beds &mdash; perfect for kids, pets, and gardeners alike. Additional highlights include updated lighting, ample storage, and a thoughtful focus on energy

efficiency with solar panels helping to reduce utility costs. Enjoy easy access to parks, scenic pathways, schools, shopping at Beacon Hill and Sage Hill, plus quick routes to Stoney trail and other major roadways to downtown, airport and beyond. Don't miss this opportunity to own a fully finished six-bedroom-equivalent walk-out home with triple garage in one of NW Calgary's most desirable family communities!