

214 Sherwood Circle NW
Calgary, Alberta

MLS # A2196407



\$1,099,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,890 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier		

Inclusions: NA

Luxurious Custom-Built Home with an Illegal Secondary Suite in Sherwood NW! Welcome to 214 Sherwood Circle NW, Calgary, Alberta – an exceptional 2-storey executive home offering above 4,000 square feet of total living space, thoughtfully designed with unparalleled luxury and functionality. Nestled on a quiet street and backing onto serene green space, this home is truly a dream come true for families, multi-generational living, or those seeking additional rental income. Main Home Highlights Spacious and Elegant Design: Almost 2,900 square feet above grade with 9' ceilings, transom windows on all doors, and an open-concept layout that seamlessly connects the living, dining, and kitchen areas. Gourmet Kitchen: A chef's delight with a massive pantry, upgraded cabinetry, and a stunning 3-sided gas fireplace that warms the living and dining areas. Main Floor Office & Full Bath: Perfect for remote work or guests, with a rare full bathroom on the main level. Upgraded Finishes Throughout: Custom lighting, power blinds, and central air conditioning provide ultimate comfort and convenience. Upper-Level Retreat Luxurious Master Bedroom: A sanctuary featuring a corner gas fireplace, two oversized walk-in closets, and a 5-piece spa-inspired ensuite with dual vanities, a deep soaker tub, and a separate shower. Unique Bedroom Design: Two additional large bedrooms, each with its own walk-in closet, private balcony, and connected by a Jack-and-Jill bathroom with a shared tub/shower. Convenient Upper Laundry Room: Equipped with ample storage and counter space. Walk-Up Illegal Secondary Suite The 1,131 sq. ft. Illegal secondary suite is a standout feature, offering exceptional income potential or independent living for family members: Private Entrance & In-Floor Heating: Separate walk-up access with its own furnace and in-floor heating for

year-round comfort. Second Full Kitchen & Dining Area: Fully equipped and designed for convenience. Two Additional Bedrooms: Both with walk-in closets, one featuring a private 4-piece ensuite while the other has a 4-piece bath right beside. Massive Rec Room: Perfect for entertaining or relaxation. Outdoor Paradise Low-Maintenance Backyard: Fully fenced with a stunning patio, backing directly onto green space for added privacy and scenic views. Double Attached Garage: Spacious and functional with room for vehicles and storage. Prime Location Located in the highly sought-after community of Sherwood, this home is just steps from schools, public transit, shopping, and parks. Whether you're a growing family or an investor, this property offers unbeatable value and versatility. Don't miss out on this rare opportunity – schedule your private viewing today and experience all that this extraordinary home has to offer!