

**498 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2278011**



# \$899,900

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Lake, No Neighbours Behind, Rectangular Lot, Vie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**LEGAL SECONDARY SUITE | MORTGAGE HELPER | WALKOUT BASEMENT | BACKING ONTO POND & GREEN SPACE.** Enjoy one of the best pond and green space views in the area from this exceptional, move-in-ready home. Backing directly onto a serene pond and green space, this property offers breathtaking views that can be enjoyed from the oversized deck, perfect for summer entertaining. The main floor features a bright, open-concept layout with oversized north-facing windows that flood the home with natural light throughout the day. The chef-inspired kitchen boasts beautiful granite countertops, ample cabinetry, and generous workspace, seamlessly connecting to a cozy living room—ideal for everyday living. Just off the kitchen, an oversized breakfast nook overlooks the pond, creating the perfect spot to start your day. Upstairs, you’ll find two spacious bedrooms and a luxurious primary suite. The primary bedroom easily accommodates a king-size bed and features a stunning ensuite with an oversized soaker tub, dual sinks, and a thoughtfully designed walk-in closet to showcase your wardrobe. The additional bedrooms are oversized and include built-in closets with ample storage. A bonus room completes the upper level, offering an excellent space for family movie nights, games, or relaxing together. The walkout basement is truly one of a kind, featuring tall ceilings and a legal secondary suite—an excellent mortgage helper. The high-quality secondary kitchen offers extensive counter space and storage, while the large bedroom with extra-large windows and a 3-piece bathroom with a walk-in shower provides comfort for guests or tenants. The spacious living area is filled with natural light from large windows and a glass door that leads directly to the walkout backyard and adjacent green space—perfect for kids to play. This

home is designed to balance functionality and elegance throughout. Additional highlights include a professionally landscaped and fully fenced yard, concrete walking path way around the whole house, and an oversized driveway. Radon system, A new school and park currently under construction across the street further enhance the long-term value of this location. This exceptional property must be seen to be fully appreciated. Call today to book your private showing!