# \$988,668 - 490 Sherwood Boulevard Nw, Calgary

MLS® #A2255016

### \$988,668

3 Bedroom, 3.00 Bathroom, 2,376 sqft Residential on 0.10 Acres

Sherwood, Calgary, Alberta

Welcome Home to 490 Sherwood Blvd NW This stunning two-story walkout backs and sides onto green space, offering breathtaking views of the serene pond just behind the home. Enjoy nature from the comfort of your bright and spacious living space.

Park and new school being built across the street.

Featuring 3 bedrooms upstairs and a large, sunlit bonus room, this home is designed for both comfort and functionality. The elegant primary suite includes a generous walk-in closet and a luxurious 5-piece ensuite.

The open-concept main floor boasts a modern, upgraded kitchen equipped with high-end appliances, including two gas cooktops, two garburators, and two hood fans. A convenient spice kitchen is located just off the main kitchenâ€"perfect for the home chef.

Step into the impressive two-story foyer that flows seamlessly into a spacious flex room and great room. Every detail in this home has been thoughtfully upgraded, including:

• New exterior with hail-resistant asphalt shingles

• 3-stage high-efficiency furnace and 16 SEER air conditioning

• 78-5000K pot lights throughout the home

• Upgraded tankless water heater

• Frosted glass railings on the front exterior and deck

• Remote-powered blinds

• Granite countertops throughout

• Hardwood flooring







• Upgraded 10mm glass railings • Extensive security camera system (includes all 4K TVs)

• Epoxy flooring and upgraded overhead garage door

• Professionally landscaped yard with

fencing

• Stunning elegantly tiled landscape style fireplace

This exceptional home is move-in ready and must be seen to be fully appreciated.

Call today to book your private showing!

#### Built in 2016

#### **Essential Information**

MLS® # A2255016 Price \$988,668

Bedrooms 3 Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,376 Acres 0.10 Year Built 2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## Community Information

Address 490 Sherwood Boulevard Nw

Subdivision Sherwood
City Calgary
County Calgary
Province Alberta
Postal Code t3r0y6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Insulated

# of Garages 2
Is Waterfront Yes

#### Interior

Interior Features Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, No Animal Home

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Bar Fridge, Humidifier, Tankless

Water Heater

Heating High Efficiency, Fireplace(s), Natural Gas, Zoned

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Gas Log, Heatilator, Insert, Marble

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot,

Views, Creek/River/Stream/Pond, Environmental Reserve, Greenbelt,

Waterfront

Roof Asphalt Shingle

Construction Vinyl Siding, Silent Floor Joists, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 8th, 2025

Days on Market 54

Zoning R-G

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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