# \$869,900 - 574 Sherwood Boulevard Nw, Calgary

MLS® #A2252427

### \$869,900

4 Bedroom, 5.00 Bathroom, 2,373 sqft Residential on 0.13 Acres

Sherwood, Calgary, Alberta

OPEN HOUSE SATURDAY, OCT 18, 2 PM-4 PM! Welcome to 574 Sherwood Boulevard NW - a beautifully designed, fully finished home with EXTRA-LARGE lot in one of Northwest Calgary's most family-friendly neighborhoods. With over 3,400 sq.ft. of developed living space, this home offers the perfect blend of functionality and style. This 4-bedroom, RARE 2 ENSUITES, 4.5-bathroom home combines everyday function with elevated comfort. From the moment you arrive, you'll notice the care and attention throughoutâ€"from the large composite decking to the landscaping. The upgraded main floor features hardwood flooring, soaring ceilings and an open-concept layout with a built-in feature fireplace, anchored by a spacious kitchen flooded with natural light. The central island comfortably seats four, and is complemented by elegant quartz countertops, a tile backsplash, stainless steel appliances, and generous cabinetry. A large walkthrough pantry with built-in shelving adds convenience and ample storage. The dining area opens to a fully fenced backyard with landscaping and a LARGE COMPOSITE DECK - ideal for entertaining. Your very own backyard oasis! The enormous primary bedroom has a large walk-in closet, a 4-piece ensuite with a soaker tub & glass shower. A second primary-like bedroom contains 3pc ensuite! An additional bedroom and family room share another 4pc bathroom. The fully finished basement extends your living space with a bedroom, a







comfortable living area, and a 4-piece bathroom. An add on bonus, both the roof and the water tank were replaced in 2024!
Perfectly located just minutes from the vibrant shopping and dining at Beacon Hill, including Beacon Heights Shopping Centre, Costco, and an array of restaurants and services. Enjoy nearby green spaces, parks, and trails like the Beacon Hill West Bike Path and Sherwood Square Lake. With quick access to Sarcee Trail, commuting across the city is effortless. Don't miss out â€" it won't last long! Be sure to check out the 3D tour and reach out to your favorite real estate professional today.

#### Built in 2015

## **Essential Information**

MLS® # A2252427 Price \$869,900

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,373 Acres 0.13 Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 574 Sherwood Boulevard Nw

Subdivision Sherwood
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0R7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Insulated

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters,

High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vinyl

Windows, Walk-In Closet(s), Soaking Tub

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Landscaped, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 56

Zoning R-G

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Hope Street Real Estate Corp.

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