



GRASSROOTS
REALTY GROUP

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109 Sherwood Road NW
Calgary, Alberta

MLS # A2252919



\$869,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,264 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this extraordinary WALK-OUT home located in the most sought-after community of Sherwood. This beautifully appointed home offers the perfect balance of luxury, comfort, and function. Featuring 3 generously sized bedrooms and 2.5 bathrooms, every detail has been designed with family living in mind. The heart of the home is the open-concept gourmet kitchen, complete with modern finishes and a seamless flow into the dining and living areas. The impressive OPEN-TO-ABOVE living room boasts soaring ceilings and expansive windows, filling the space with natural light and creating a sense of elegance and grandeur. Upstairs, the well-planned layout offers spacious bedrooms and a private retreat for relaxation. Step outside to a sunny SOUTH-FACING backyard that backs directly onto a tranquil GREENBELT, offering privacy, open views, and the perfect setting for outdoor gatherings. With its premium location, stunning design, and unmatched setting, this home represents one of the finest opportunities in Sherwood. Don't miss your chance—book your private showing today!