



GRASSROOTS
REALTY GROUP

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109 Sherwood Road NW
Calgary, Alberta

MLS # A2309680

\$839,000



Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,264 sq.ft.	Age:	2013 (13 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	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 in the highly sought-after community of SHERWOOD. Enjoy the sunny SOUTH-FACING BACK YARD backing onto a tranquil GREENBELT, offering privacy, open views, and a great space for outdoor living. This beautifully appointed home offers 3 GENEROUSLY SIZED BEDROOMS, 2.5 BATHROOMS, and a functional layout designed for comfortable family living. The main floor features an OPEN-CONCEPT GOURMET KITCHEN flowing seamlessly into the dining area and the impressive OPEN-TO-ABOVE LIVING ROOM, with soaring ceilings and large windows bringing in abundant natural light. Upstairs offers spacious bedrooms and a well-planned layout, while the WALK-OUT BASEMENT provides excellent future development potential and direct access to the backyard. Additional peace of mind comes with a NEW ROOF 2025. A rare opportunity in Sherwood—book your private showing today!