



**41 Sherwood Lane NW
Calgary, Alberta**

MLS # A2320860



\$469,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,484 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Backing directly onto the stunning Symons Valley Ravine, this beautifully decorated townhome in The Timbers of Sherwood offers the perfect blend of style, privacy, and convenience. Thoughtfully upgraded throughout, this modern open-concept home features 9-foot ceilings, custom designer paint, central air conditioning, and an abundance of natural light. The gourmet kitchen is sure to impress with quartz countertops, beautiful two-tone cabinetry, a large island with built-in USB charging, and a NEW upgraded stainless steel appliance package, including a gas stove. The spacious main living area is ideal for both everyday living and entertaining. Upstairs, you'll find two generous bedrooms, each complete with large wall closets and their own private ensuite bathroom. The primary retreat features a beautifully tiled shower, dual sinks, and ample counter space. A conveniently located upper-floor laundry area with stacked washer and dryer adds to the home's functionality. Wake up to breathtaking ravine views and enjoy the privacy that comes with backing onto natural green space. The entry level offers a versatile den or home office overlooking the ravine, along with access to the attached single garage featuring durable epoxy flooring. Ideally located close to shopping, restaurants, and amenities at Beacon Hill, public transit, and with quick access to Stoney Trail, this exceptional home combines nature, comfort, and urban convenience. Offering 1484 sq. ft. of above-grade living space, this is a rare opportunity to enjoy ravine-side living in one of northwest Calgary's most desirable communities.