



121 Sherwood Way NW
Calgary, Alberta

MLS # A2324965



\$949,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware & cameras, wet bar microwave

Perched on the ridge backing onto a winding walking trail & stormwater pond is this lovingly maintained two storey walkout, custom-built by Elite Homes for the original owners in the popular Symons Valley community of Sherwood. Offering over 3400sqf of comfortable living space, this mint condition home enjoys hardwood floors & granite countertops, total of 4 bedrooms + office, oversized 2 car garage & numerous improvements including appliances, roof & central air. Complemented by expansive 9ft ceilings, you will simply love the warm & inviting floorplan of this beautiful home with its elegant dining room with columns, formal living room with bay window & French doors, sun-drenched family room with gas fireplace & fantastic maple kitchen with walk-in pantry, granite counters, open concept dining nook & stainless steel appliances (new in 2020) including cooktop stove & built-in convection oven. Upstairs on the air-conditioned 2nd floor there are 3 large bedrooms & 2 full bathrooms…highlighted by oversized owners’ retreat with sitting area, big walk-in closet & ensuite with double vanities & tile floors, soaker tub & separate shower. The walkout level - with engineered hardwood floors & developed in 2006, is beautifully finished with a 4th bedroom with walk-in closet, another full bathroom, office & wonderful games/rec room with built-in ceiling speakers & granite-topped wet bar. Main floor laundry room with sink, built-in cabinets & newer (2020) Samsung steam washer & dryer. For your outdoor pleasure, head out onto the balcony where you can sit back & take in the wide open views of the pond, lush trees & far-off distant horizon. Backyard is fully fenced & landscaped, complete with concrete patio, gardens & gate to the ravine. Additional features & updates of this non-smoking/no-pet home include oversized 2 car garage, 2 furnaces, excellent storage & closet

space, new carpets in 2022, new interior paint in 2025, new roof in 2025 & central air in 2022. Blessed Marie-Rose School, Sherwood Field & Sherwood Sandstone Citadel park/playground are all within walking distance. Prime location only minutes to bus stops & shopping at area retail centers (Beacon Hill, Sage Hill Crossing, Sage Hill Quarter), & quick easy access to Stoney/Sarcee/Shaganappi Trails to take you to the University of Calgary, recreational facilities, hospitals, LRT & downtown. Welcome home!!!