



GRASSROOTS
REALTY GROUP

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125 Sherwood Gate NW
Calgary, Alberta

MLS # A2327903



\$765,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,867 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

The bright, open-concept main floor is designed for both comfortable family living and effortless entertaining, featuring beautiful white oak flooring, expansive south-facing windows that flood the home with natural light, central air conditioning, and an inviting living room anchored by a custom fireplace surround. The thoughtfully designed kitchen offers stainless steel appliances, a large island with seating, abundant counter space, and a convenient walk-through pantry with direct access to the double attached garage. Upstairs, the spacious primary retreat offers a luxurious 5-piece ensuite and walk-in closet, while two additional bedrooms, a full 4-piece bathroom, an upper-level laundry room, and a cozy bonus room overlooking the playground provide the perfect layout for growing families. The professionally finished basement expands your living space with a generous family room, fourth bedroom with a walk-in closet, a stylish 4-piece bathroom with in-floor heating, and ample storage. The large corner lot is beautifully landscaped, sun-soaked south-facing back yard featuring a spacious deck, patio, storage shed, and plenty of room for children to play or for outdoor entertaining. Located in the highly sought-after community of Sherwood, you'll enjoy convenient access to parks, scenic walking paths, excellent schools, Beacon Hill, Sage Hill Landing, and major roadways. This is an exceptional opportunity to own a beautifully appointed family home in an outstanding location. 2025 New Roof, Siding, Gutters & Downspouts, Washing Machine. 2024 HWT & Dishwasher. Check out the 360 tour & Video.