



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

49 Sherwood Gate NW
Calgary, Alberta

MLS # A2330979



\$859,888

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, No Back Lane, Private, See Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Vinyl Windows		

Inclusions: TWO SECURITY CAMERAS ,

~ WELCOME TO THE HIGHLY DESIRABLE COMMUNITY OF SHERWOOD NESTLED IN THE HEART OF NORTHWEST CALGARY ~
OVER 3100 + SQ FT OF MODERN LIVING SPACE! This stunning 2-Storey home features 6 BEDROOMS, 3 FULL BATHROOMS & 1 HALF washroom and is LOADED WITH TONS OF UPGRADES! Featuring 9’ CEILINGS ON THE MAIN FLOOR and a FULLY FINISHED WALKOUT 2-BEDROOM LEGAL BASEMENT SUITE! Ideally located close to ALL AMENITIES including WALMART, COSTCO, SUPERSTORE, SCHOOLS, SHAGANAPPI TRAIL, and STONEY TRAIL RING ROAD! Your New Home Welcomes You with a BRIGHT & OPEN CONCEPT FLOOR PLAN featuring an OPEN TO ABOVE FOYER with a CURVED STAIRCASE and SKYLIGHT. You will love the GLEAMING HARDWOOD FLOORING throughout the Main Floor. Your GOURMET KITCHEN boasts plenty of CABINETRY, BUILT-IN OVEN & MICROWAVE, STAINLESS STEEL APPLIANCES, and a Decent size Pantry. The Dining Area is just off the Kitchen and offers ample space for a large table WITH LARGE THREE PANELS PATIO SLIDING DOORS, Your spacious SOUTH-FACING LIVING ROOM is flooded with TONS OF NATURAL LIGHT and features a COZY GAS FIREPLACE. The Main Floor also offers a DECENT-SIZED DEN/OFFICE, a 2-PIECE BATHROOM, and a convenient MUDROOM. Enjoy the SOUTH-FACING VINYL DECK complete with a GAS LINE FOR BBQ. The Upper Level features a HUGE, BRIGHT BONUS ROOM with large windows. Your spacious PRIMARY BEDROOM has a private oasis featuring a SOAKER TUB, STANDING SHOWER, and a WALK-IN CLOSET. This level also offers 2 OTHER LARGE-SIZED BEDROOMS and one FULL BATHROOMS. The FULLY FINISHED WALKOUT LEGAL BASEMENT

SUITE features 2 HUGE BEDROOMS, a LARGE FAMILY ROOM, a kitchen with ample cabinets, 1 full bathroom, and separate laundry. ALL APPLIANCES, CENTRAL A/C, AND STORAGE SHED ARE INCLUDED! The BACKYARD IS FULLY FENCED, BEAUTIFULLY LANDSCAPED, and features a SUNNY SOUTH FACING CONCRETE PATIO perfect for BBQs and enjoying the sunshine all day long! This is a beautifully maintained home in an excellent location that truly shows PRIDE OF OWNERSHIP. Call today to book your private viewing!