



GRASSROOTS
REALTY GROUP

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45 Sherwood View NW
Calgary, Alberta

MLS # A2334147



\$899,786

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,850 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Beautifully maintained 4-bedroom + den, 4-bathroom home with an oversized double garage, ideally located on a quiet cul-de-sac in the highly sought-after Sherwood community of NW Calgary. This bright and inviting home features stucco and an open-concept layout, a gourmet kitchen with KitchenAid appliances, spacious living and dining areas, and large windows that fill the space with natural light. The fully finished basement offers additional living space, perfect for extended families or personal use. Recent upgrades include a new roof and all exterior work (2026), engineered hardwood, vinyl plank flooring, fresh paint, modern pot lights, and more. Enjoy a private backyard while being just minutes from top-rated schools, parks, playgrounds, and shopping. A perfect blend of comfort, style, and convenience—don't miss this one!