



GRASSROOTS
REALTY GROUP

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40 Sherwood Manor NW
Calgary, Alberta

MLS # A2344161



\$1,349,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,414 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Basement appliances: Refrigerator, Dishwasher, Electric cook top, Washer, Dryer and Microwave hood fan. Gazebo and Propane gas firepit (as-is), Water fountain, Detached electric fireplace

OPEN HOUSE - SUNDAY, 27th SEP 2:00-4:00PM Welcome to 40 Sherwood Manor NW - an incredible 6-BEDROOM, 4.5-BATHROOM, offering OVER 4,800 sq. ft. of total living space on a rare OVER 13,000+ sq. ft. CUL-DE-SAC lot with NO REAR NEIGHBOURS, this residence delivers MULTI-LEVELS PANORAMIC VIEWS and MASSIVE PRIVATE YARD. Thoughtfully upgraded with CLASS 4 HIGH-IMPACT RESISTANT ASPHALT SHINGLES installed in 2025, DUAL FURNACES, AIR CONDITIONING, an IRRIGATION SYSTEM, and LUSH LANDSCAPING. Step inside to soaring 10-FOOT CEILING on the main floor, which lead to a formal living room paired with an elegant formal dining area, both enhanced by rich HARDWOOD FLOORING. The main floor includes a full laundry room, a half bath, and a SPACIOUS FAMILY ROOM anchored by a GAS FIREPLACE that features stacked beige stonework extending from floor to ceiling, framed by dark-stained wood columns and a mantel. The GOURMET KITCHEN is designed for both beauty and performance, CEILING HEIGHTS brown cabinetry, a mosaic accent backsplash, and HIGH-END STAINLESS STEEL APPLIANCES, including a BUILT-IN MICROWAVE, OVEN, WARMING DRAWER, and a SLEEK RANGE HOOD above the electric cooktop. An OVERSIZED GRANITE ISLAND. A beautifully designed SPICE KITCHEN, featuring a STAINLESS-STEEL GAS STOVE, VENT HOOD, generous counter space, and a LARGE WALK-IN PANTRY. Adjacent to the kitchen, a casual dining area opens to the deck through a sliding glass patio door. The deck features frosted glass railing panels for privacy and perfect for enjoying the stunning nighttime views. Heading upstairs, you're greeted by 9-FOOT CEILING and elegant STAINED WOOD RAILINGS and WROUGHT-IRON

SPINDLES. This floor offers FOUR GENEROUSLY SIZED BEDROOMS and THREE FULL BATHROOMS, along with a LARGE BONUS ROOM with a detached fireplace included with the sale. One bedroom features its own private 4-piece ensuite, while two additional bedrooms share a well-appointed 4-piece main bathroom. The PRIMARY SUITE complete with a PRIVATE OFFICE ROOM, LARGE WINDOWS capturing the panoramic views, and a 5-piece ensuite. Transitioning to the lower floor, the FULLY LEGAL WALKOUT BASEMENT designed with 9-FOOT CEILING and BIG WINDOWS, SPACIOUS OPEN LIVING AND DINING AREA anchored by a MODERN GAS FIREPLACE. The FULL SECONDARY KITCHEN mirrors the main level's luxury with brown cabinetry, and PREMIUM STAINLESS-STEEL APPLIANCES. Complete with TWO GENEROUS SIZED BEDROOMS, a 3-PIECE BATHROOM, own LAUNDRY with a FULL-SIZE WASHER AND DRYER, this is perfect for extended family, guests, or RENTAL INCOME POTENTIAL. Step outside to a massive MAINTAINED BACKYARD, a true standout feature of this property. Enjoy a CONCRETE PATIO area perfect for seating and BBQs, a PATHWAYS LEADING TO THE GAZEBO, plus a water fountain and propane gas fire pit for year-round enjoyment. Close to shopping, entertainment, restaurants, transportation, school and all the amenities of a great neighborhood, this home offers exceptional value now and in the years to come!