



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53 Sherwood Way NW
Calgary, Alberta

MLS # A2345010



\$849,988

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,355 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: n/a

Welcome to this exceptional detached family home in the highly sought-after community of Sherwood! Offering over 3,300 sq. ft. of developed living space, this impressive property features 5 bedrooms, 3.5 bathrooms, a double attached garage, and a fully developed walk-out basement, all backing onto beautiful green space with a walking trail and serene pond. From the moment you step inside, you'll appreciate the bright and inviting main floor, featuring elegant hardwood flooring and an abundance of natural light from the large west-facing windows. The modern kitchen is designed for both everyday living and entertaining, showcasing stainless steel appliances, granite countertops, rich dark cabinetry, and an island with breakfast bar. The kitchen opens seamlessly to the dining area and expansive living room, complete with a cozy gas fireplace. Step through the sliding doors onto the oversized deck, where you can enjoy summer BBQs, morning coffee, or gatherings with family and friends while taking in the tranquil surroundings. Upstairs, a spacious bonus room offers plenty of flexibility for a media room, play area, or additional family living space. Featuring numerous windows and access to a private outdoor balcony, this is a wonderful space to relax and unwind. Three generously sized bedrooms are also located upstairs, including the primary retreat, which features a walk-in closet and a luxurious 4-piece ensuite. The fully developed walk-out basement expands your living space with a large family/recreation room, two additional bedrooms, and a 3-piece bathroom, perfect for teenagers, guests, or a growing family. Outside, the fully fenced and private backyard offers direct access to a walking trail, making it ideal for pet owners, outdoor enthusiasts, and families looking to enjoy nature right at their doorstep. The double attached garage and

oversized driveway provide ample parking for multiple vehicles. Perfectly situated close to schools, parks, playgrounds, restaurants, shopping, and everyday amenities, this outstanding home also offers quick access to Stoney Trail, Sarcee Trail, and Deerfoot Trail, making commuting across the city a breeze. Don't miss the opportunity to make this exceptional property your new home. Book your private viewing today!