

## 109 Sherwood Road NW Calgary, Alberta

**MLS # A2252919**



# \$869,000

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,264 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SAT SEP - 06, 2:00-4:30. Welcome to this extraordinary WALK-OUT home located in the most sought-after community of Sherwood. This beautifully appointed home offers the perfect balance of luxury, comfort, and function. Featuring 3 generously sized bedrooms and 2.5 bathrooms, every detail has been designed with family living in mind. The heart of the home is the open-concept gourmet kitchen, complete with modern finishes and a seamless flow into the dining and living areas. The impressive OPEN-TO-ABOVE living room boasts soaring ceilings and expansive windows, filling the space with natural light and creating a sense of elegance and grandeur. Upstairs, the well-planned layout offers spacious bedrooms and a private retreat for relaxation. Step outside to a sunny SOUTH-FACING backyard that backs directly onto a tranquil GREENBELT, offering privacy, open views, and the perfect setting for outdoor gatherings. With its premium location, stunning design, and unmatched setting, this home represents one of the finest opportunities in Sherwood. Don't miss your chance—book your private showing today!