



**GRASSROOTS**  
REALTY GROUP

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**15 Sherwood Square NW**  
**Calgary, Alberta**

**MLS # A2213457**



**\$929,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,596 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, 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>	Finished, Full	<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, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** TV mounts

Welcome to this stunning, fully finished 6-bedroom, 4.5-bathroom home with double attached garage in the award winning NW community of Sherwood! With over 3,500 sqft. of developed living space, this home offers the perfect blend of functionality and style. The main floor features 9' ceilings, hardwood flooring, versatile office space & spacious living room with gas fireplace. Gorgeous chef's kitchen comes complete with quartz countertops, stainless steel appliances, gas stove, large island & a spacious pantry. The dining area opens to a fully fenced backyard with low maintenance landscaping (turf!) and large composite deck—ideal for entertaining. Your very own backyard oasis! Upstairs you'll find a loft space, for an additional office or sitting area. The enormous primary bedroom has a large walk-in closet, 5-piece ensuite with his & her sinks, soaker tub & glass shower. A second primary-like bedroom contains 4pc ensuite and his & her closets! 2 additional bedrooms share another 5pc bathroom. Laundry room is also conveniently located on this level. The fully developed basement includes 2 more bedrooms, 3pc bathroom, and a large rec room with wet bar—perfect for extended family or guests. Located on a quiet street, close to schools, parks, shopping (Beacon Hill), and major routes for an easy commute. Don't miss your chance to own this spacious family home in the vibrant community of Sherwood, SO THEN WHY NOT MAKE IT YOURS!!