



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**33 Sherwood Heights NW**  
**Calgary, Alberta**

**MLS # A2214052**



**\$719,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,840 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		
<b>Inclusions:</b>	none		

Welcome to Your dream Home!! Nestled on an extra-long 45-foot lot, this warm and inviting home boasts a sun-soaked south-facing backyard—perfect for outdoor lovers and summer gatherings. With 4 generously sized bedrooms and 3.5 bathrooms, there’s plenty of space for the whole family to enjoy. - Main Floor Highlights: Soaring 9 ft ceilings and hardwood and tile flooring. A chef’s dream kitchen featuring a large center island, expansive granite counters, and modern finishes. Bright and open-concept layout with an eat-in kitchen with direct access to a completed deck—ideal for BBQs and backyard fun. The cozy living room complete with a gas fireplace. Convenient laundry/mudroom off the garage and a stylish 2-piece powder room complete the main floor - Upstairs Comfort: 3 well-sized bedrooms, including a luxurious primary suite with a 5-piece ensuite—soaker tub, separate glass/tiled shower & walk-in closet. Spacious bonus room with vaulted ceilings—perfect as a media room, play area, or home office. An additional full bathroom for family or guests. - Fully Developed Basement (With Permits!): Wired for surround sound—ready for movie nights or entertaining. Versatile rec room and flex area. 4th bedroom and full 4-piece bath—ideal for guests or older kids. - Prime Location: Tucked away from the hustle and bustle of downtown, yet close to everything you need—shopping, schools, banks, and other amenities are all just a short walk away. - Additional Perks: Central A/C to keep you cool in the summer. Attached garage and thoughtful storage throughout. Swing set in backyard is included.