



**GRASSROOTS**  
REALTY GROUP

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**106 Sherwood Mount NW**  
**Calgary, Alberta**

**MLS # A2220505**



**\$825,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,530 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to your dream home in one of Northwest Calgary's most sought-after communities. Nestled amidst scenic greenspace and surrounded by top-tier amenities, this stunning two-storey residence offers exceptional curb appeal and thoughtfully designed living spaces throughout. Step into a bright, tiled foyer that welcomes you into the lower level, while warm-toned carpeting guides you upstairs to the main living area. The upgraded main floor features a hardwood flooring, soaring 9-foot ceilings and an open-concept layout, anchored by a spacious kitchen flooded with natural light. The central island comfortably seats four, and is complemented by elegant quartz countertops, a tile backsplash, stainless steel appliances, and generous cabinetry. A large walkthrough pantry with built-in shelving adds convenience and ample storage. Adjacent to the kitchen is a cozy secondary living room or ideal home office space, as well as a conveniently located powder room. The expansive family room boasts an entire wall of full-height windows and glass doors, showcasing breathtaking views of the greenspace beyond. Step out onto the oversized rear deck, which spans the full width of the home—ideal for relaxing or entertaining outdoors. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a 5-piece ensuite. A dedicated laundry room with a built-in sink, a 4-piece main bathroom, and additional storage complete the upper level. The fully finished basement extends your living space with a spacious bedroom, a den, a comfortable living area, a compact kitchen, and a 4-piece bathroom—plus a stacked washer/dryer for added convenience. Perfectly located just minutes from the vibrant shopping and dining at Beacon Hill, including Beacon Heights Shopping Centre, Costco, and an array of restaurants and services. Enjoy nearby

greenspaces, parks, and trails like the Beacon Hill West Bike Path and Sherwood Square Lake. With quick access to Sarcee Trail, commuting across the city is effortless. Come experience a peaceful, connected lifestyle.