



GRASSROOTS
REALTY GROUP

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141 Sherwood Heights NW
Calgary, Alberta

MLS # A2244559



\$800,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Basement suite includes: dishwasher, refrigerator, electric stove, microwave, Washer & Dryer

Welcome to this immaculately maintained 4-bedroom & 3.5 bath family home, where luxury and practicality meet. Designed for family comfort and extra income. This residence boasts a LEGAL BASEMENT and is just walking distance from the BEACON HILL shopping center. The heart of the home is the main floor, featuring an open-concept layout with a gourmet kitchen. Here you'll find stainless steel appliances, a gas stove, granite countertops, and a spacious pantry. The kitchen flows seamlessly into the dining area and living room, which is anchored by a cozy gas fireplace. From the dining room, you can step out onto a large deck with a scenic open view. Upstairs, a spacious bonus room is perfect for family gatherings. This level also includes a luxurious master suite with a 5-piece ensuite, a well sized walk in closet, TWO additional good sized bedrooms, and another full bathroom. The home features elegant hardwood and tile flooring on the main level and plush carpet upstairs. There is a paved concrete walkway leading to the LEGAL SUITE, a full kitchen, a bedroom, full bath and its own laundry. This suite was previously rented for \$1,500 per month, providing an excellent opportunity for rental income. Additional highlights include a double attached garage and a prime location just minutes from Beacon Hill Centre, schools, and other amenities. This home is more than just a place to live—it's a smart investment in your family's future. Recent updates include NEW ROOF (2025). Certain schools that location is part of would be Sir Winston Churchill, Ranchlands and HD Cartwright school. Schedule a viewing today to see all that this exceptional property has to offer.