



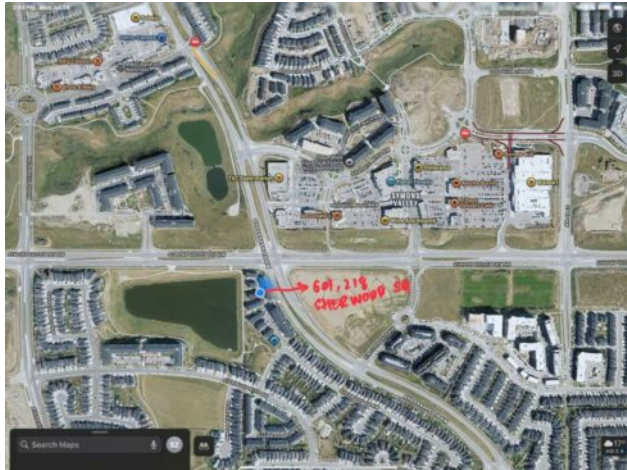
**GRASSROOTS**  
REALTY GROUP

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

**601, 218 Sherwood Square NW**  
**Calgary, Alberta**

**MLS # A2245126**

**\$538,000**



<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Huge 1620sqft end unit with lots of daylight, 3 storey, built in 2017(3 Bedrooms + 2.5 Baths + 1 Entry Room + Attached Garage). - This home features an open-concept floor plan with 3 bedrooms, 2.5 bathrooms, a large flex room on the entry, and an attached side-by-side double car garage. - The main floor is spacious with a 10-foot ceiling, hardwood-patterned laminate flooring, and Energy Star dual-pane large windows that provide an abundance of all-day sun and natural light, making the space feel warm and inviting for gatherings and entertaining. - On the third level, you'll find 3 good-sized bedrooms, including a primary suite with an ensuite bath with a walk-in shower. - The front porch leads to a spacious flex room with large windows offering views of the centrally landscaped courtyard and pond &mdash;perfect for a home office or gym. - Visitor parking right outside the front door. - 9-10-9ft ceilings, open-concept floor plan is perfect for entertaining. - Step out onto your private balcony and enjoy beautiful views of the green space & pond&mdash;perfect for BBQs, morning coffee, or unwinding with breathtaking Calgary sunsets. - Located next to a peaceful park and scenic pond, you'll love the natural surroundings and walking paths. - Just minutes away from top amenities such as Walmart, T&T Supermarket, Costco, Tim Hortons, McDonald's, ATB, Scotia, RBC banks, all at a walkable distance and with quick access to Stoney Trail. - This location has it all - Symons Valley Parkway, Sarcee Trail, or Shaganappi Trail.&nbsp;Proximity to primary routes makes this area extremely accessible from anywhere in Calgary. - Within Sir Winston Churchill High School boundaries. - The Mattamy Greenway cycling trail is less than 1 km away. Schools: 7 public & 6 Catholic schools serve this home. Of these, 13 have catchments.

There are 2 private schools nearby. Parks & Rec: 3 playgrounds and 2 trails are within a 20-minute walk of this home Transit: Bus stops on Shaganappi Trail are less than a 1-minute walkable distance & on Symons Valley Blvd. are less than 3 minutes of walkable distance.