



GRASSROOTS
REALTY GROUP

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31 Sherwood Lane NW
Calgary, Alberta

MLS # A2247340



\$469,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to 31 Sherwood Lane NW, a stunning home nestled in the sought-after community of Sherwood. This property features a bright and spacious open-concept floor plan with 9-foot ceilings and an abundance of natural light throughout. Enjoy the beautiful new vinyl flooring and upgraded cabinetry in the kitchen, blending style and function perfectly. One of the highlights of this home is the breathtaking mountain views, which you can enjoy from the comfort of your living space or backyard. Sir Winston Churchill High School is the designated high school, with the added convenience of direct bus service from the bus stop located right next to the unit. Situated in a prime location, this property offers easy access to Costco and Beacon Hill Shopping Centre for all your shopping needs. Don't miss the opportunity to own this beautiful home with stunning mountain views in one of Calgary's most desirable neighborhoods!