



**GRASSROOTS**  
REALTY GROUP

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

**109 Sherwood Way NW**  
**Calgary, Alberta**

**MLS # A2250764**



**\$878,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SATURDAY 23 AUGUST 1PM TO 3PM\*\*\* RARE OPPORTUNITY &ndash; BACKING ONTO GREENSPACE IN SHERWOOD- WITH IMMEDIATE POSSESSION! Lovingly maintained and smartly updated by the original owners, this 2-storey with WALKOUT basement offers 2,974 sq.ft. of total finished living space, 4 bedrooms, and 3.5 bathrooms. Homes in this sought-after location backing onto greenspace rarely come available! Inside, you&rsquo;ll find fresh paint throughout, new vinyl plank flooring on the main level, new luxury vinyl tile in wet areas, brand-new carpet upstairs and basement, and new quartz counters, sinks, and taps in the kitchen and bathrooms. Other updates include a hot water tank (2019) and brand-new roof (March 2025). The bright, open-concept main floor features 9 ft. ceilings, a spacious living room with cozy gas fireplace, and a dining area with big windows overlooking the backyard, greenspace, and views beyond. Step out to your large deck with composite boards, aluminum/glass railings, BBQ gas line, and stairs down to the yard. The kitchen is a chef&rsquo;s delight with quartz counters, wood cabinetry, professional-grade hood fan, corner windows, abundant storage, and a walkthrough pantry. A mudroom/laundry connects to the attached double garage, while the grand entry with vaulted ceilings and wood/metal railing makes a striking first impression. Upstairs, a sunlit family room with office nook offers flexible space. The primary suite features views over the greenspace, a walk-in closet, and a spa-inspired ensuite with quartz vanity, corner windows, jetted tub, separate shower, and private toilet. Two large bedrooms and a full bathroom complete this level, along with convenient linen storage. The walkout basement offers a bright and versatile recreation room &mdash; perfect for kids to play, teens to

game, or the whole family to gather &mdash; with doors leading to a covered patio and landscaped yard. You&rsquo;ll also find a 4th bedroom, another full bathroom, and a tidy mechanical room with water softener. Enjoy a beautifully landscaped backyard with handy storage shed, backing directly onto greenspace with pathways and ponds &mdash; the ideal blend of privacy and nature. Located in the popular NW community of Sherwood, you&rsquo;re close to shopping, transit, parks, and schools &mdash; and in the catchment area for Sir Winston Churchill High School. \*\*\* Book a viewing today and find out why this could be the smart move for you!