

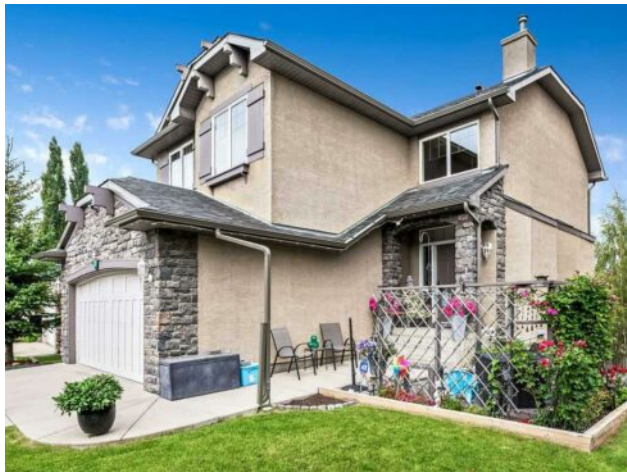


GRASSROOTS
REALTY GROUP

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20 Sherwood Rise NW
Calgary, Alberta

MLS # A2251350



\$789,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Wired for Sound		
Inclusions:	Window Blinds, Shed		

* OPEN HOUSE: SUNDAY, AUGUST 31 FROM 11AM - 1PM * Welcome to 20 Sherwood Rise NW, a home that has been lovingly cared for by its original owners and custom built by Arcuri Developments. Pride of ownership shows throughout every level of this fully finished walkout home, offering more than 2500 square feet of developed living space. The main floor features brand new luxury vinyl plank flooring and a newly remodelled and upgraded kitchen. The cabinetry has been refinished with a modern touch, complemented by beautiful stone countertops and new appliances. The kitchen flows seamlessly into the dining nook and family room where large oversized windows fill the home with natural light. Upstairs you will find three bedrooms including a spacious primary suite with a four piece ensuite, along with a large bonus room with beautiful high ceilings. The fully finished walkout basement includes two additional bedrooms, a recreation area, and direct access to the backyard. With thoughtful planning it has the potential to be developed into a legal basement suite, offering flexibility for multi-generational living or an additional income stream. Recent updates include new resistant roof shingles, fascia and eaves with a 10 year warranty - also fresh flooring, and the kitchen upgrade. Outside you'll appreciate the landscaped yard with raised garden beds, a back patio, and a deck designed for barbecues and enjoying the peaceful views. There is a second front yard patio that faces the west, which makes for an ideal place to catch the evening sun! The location is a major advantage - walking distance to schools, surrounded by greenspaces, close to the Beacon Hill Shopping District, and only minutes from Stoney Trail for an easy commute anywhere in the city. This is a rare opportunity to own a walkout home in Sherwood that has been so

carefully maintained and upgraded. At \$789,900 it represents strong value in today's market for the quality, space, and potential it offers.