



GRASSROOTS
REALTY GROUP

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116 Sherwood Crescent NW
Calgary, Alberta

MLS # A2252144



\$925,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Front Yard, Interior Lot, LA		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

**** OPEN HOUSE SATURDAY 1:00pm - 4:00pm & SUNDAY 1:00pm - 3:00pm **** Completely rebuilt in 2023, this extraordinary walkout home in the heart of Sherwood blends modern design, timeless craftsmanship, and everyday comfort. Perfectly positioned to face lush green space and a serene walking path, it offers the rare balance of privacy and connection. With over 3,452 square feet of living space on a 4,200+ square foot lot, this home welcomes you with soaring nine-foot ceilings on every level - even the basement - and a bright, open-concept layout filled with natural light. The main floor features luxury vinyl plank flooring, quartz countertops, stainless steel appliances, a gas stove, an oversized walk-in pantry, and a spacious dining area that flows seamlessly to a south-facing deck with a gas BBQ line overlooking the private backyard. A sunlit living room with a gas fireplace and custom cabinetry creates a warm centerpiece, while a versatile office with French doors offers the option of a main-floor bedroom. Upstairs, three oversized bedrooms include a serene primary retreat with a five-piece ensuite, a soaker tub, separate shower, and an expansive custom walk-in closet. A bright south-east facing bonus room adds flexibility and could easily be transitioned into a fourth upper-floor bedroom, while a shared four-piece bathroom completes the level. The fully developed walkout basement extends your living space with a large recreational room, two massive bedrooms, a four-piece bathroom, and a lower patio perfect for gatherings or quiet evenings. With a roomy double garage, brand new air conditioner, custom Lakeview Blinds installed throughout, eight years of warranty remaining, and a location just minutes from schools, shopping, parks, and major roadways, this Sherwood property offers not only a home, but a lifestyle - modern, spacious, and connected

to nature.