

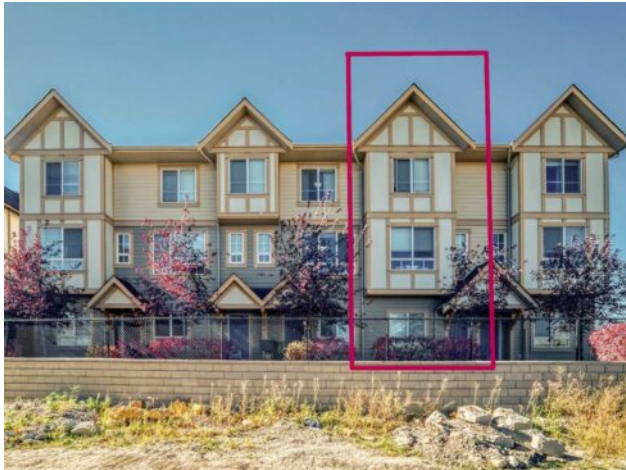


GRASSROOTS
REALTY GROUP

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122 Sherwood Lane NW
Calgary, Alberta

MLS # A2263957



\$474,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Sherwood | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,577 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Single C | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, M | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 280 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Quartz Counters | | |

Inclusions: Projector on the main level

Welcome to this beautifully maintained home nestled in the heart of Sherwood. This home features a single attached garage with extra storage space and a balcony perfect for relaxing. The interior showcases luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. The modern kitchen offers two-tone cabinetry and gas range, combining style and functionality. Enjoy scenic views of the ravine and walking trails from the backyard. Conveniently located near schools and bus stops, this home offers both comfort and accessibility. Upstairs, you will find three spacious bedrooms that includes primary bedroom with double closets and en-suite bathroom with double vanities and walk-in shower. Upper floor laundry adds everyday convenience. Additional highlights include brand new roofing, Hardie board siding and low condo fee(\$280/month) covering lawn maintenance. Stylish, functional , and perfectly located, this home offers both comfort and value. Book your viewings today.