



GRASSROOTS
REALTY GROUP

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

**201 Sherwood Heights NW
Calgary, Alberta**

MLS # A2282059



\$749,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,081 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
--------------------	-----

Immaculate family home situated on a quiet cul-de-sac in the desirable community of Sherwood! Your new home welcomes you with beautiful finishes, an open floor plan and ample natural light. Your spacious entry way leads you into your kitchen which boasts a large centre island w/ breakfast bar, granite counter tops and a walk-through pantry. The kitchen flows into your dining area with space for a large table and access to your back deck. Your living room centres around a cozy fireplace w/ stone mantle and is flooded in light from the large windows. A mudroom and 2-piece bath complete this level. Upstairs your spacious bonus room separates your master suite from the remaining rooms. Your master suite is spacious with a large walk-in closet and gorgeous 5-piece ensuite with soaker tub, his & her sinks and stand alone shower. 2 additional generously sized bedrooms, a full bath and laundry room complete this level. The lower level is awaiting your finishing touches. Outside your fully fenced south facing yard has even more to offer with a large deck w/ gas line, patio and fully landscaped yard w/ play structure. New Roof(2025), New Stove & Microwave (2024). Walking distance to Elementary school, Playground, Shopping Mall.(Costco, H-mart, Starbucks, Pris Baguette..) Sir Winston Churchill High School is the designated high School for the community of Sherwood. Don't miss out on all this beautiful home! Book your showing today!