



GRASSROOTS
REALTY GROUP

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**31 Sherwood Heath NW
Calgary, Alberta**

MLS # A2157911



\$899,999

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscape, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Alarm system hardware, bookcases in basement office

Here in the popular family community of Sherwood is where you'll find this wonderful one-owner home, tucked away in this quiet cul-de-sac within walking distance to bus stops, neighbourhood parks & playing fields. Offering a total of 4 bedrooms & cool relaxing central air, this Elite Homes two storey enjoys lovely hardwood floors & 3.5 bathrooms, terrific maple kitchen with granite countertops, oversized 2 car garage & low-maintenance West backyard with wraparound patio & raised gardens. You will just love the open & inviting feel of the main floor with its expansive 9ft ceilings, spacious living room with fireplace & West-facing windows, elegant formal dining room & dining nook with access onto the backyard deck. The maple kitchen has a walk-in pantry & island with raised bar, undercabinet lighting & upgraded appliances including built-in Frigidaire convection oven & Maytag cooktop stove. Total of 3 bedrooms up highlighted by the private owners' suite with big walk-in closet, sitting area & jetted tub ensuite with separate shower & double vanities. The other 2 bedrooms have great closet space & share the 2nd full bath. The lower level - with engineered hardwood floors, is finished with a 4th bedroom with walk-in closet, bathroom with walk-in shower, office/study & open rec room area. Main floor also has a dedicated home office with bay window & separate laundry room with built-in cabinets. The backyard is fully fenced & landscaped, complete with large deck with gas BBQ line. Additional extras & upgrades include LED lighting throughout, 2 air conditioning units & 2 furnaces, 2 hot water tanks, water softener, curved staircase with extra railings/spindles & new (2023) carpets. Available for quick possession, this truly sensational home is perfectly located just minutes to all area amenities...the Blessed Marie-Rose School, winding ravine trails, shopping

at major retail centres (Beacon Hill, Sage Hill Crossing, Sage Hill Quarter) & quick easy access to Stoney/Sarcee/Shaganappi Trails.