



**104 Sherwood Square NW**  
**Calgary, Alberta**

**MLS # A2161229**



**\$735,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

**\*\*OPEN HOUSE THIS SAT (31th) 2-4PM\*\*** Discover this 3 Beds, 2.5 Baths 2 Storey Walkout home, offering 1,805 sq. ft in the highly sought-after Sherwood community! | Freshly painted throughout walkout home | 9 feet High Ceiling on the Main Floor | Granite Countertops in the Kitchen | Double Attached & Insulated Garage | **\*\*\*CHECK OUT THE 3D VIRTUAL TOUR\*\*\*** | As you enter, you'll be greeted by 2-storey high ceiling and Gleaming Hardwood flooring throughout the main level. The main floor features one concept design with a spacious Kitchen, Family and Dining Room. The gourmet Kitchen is equipped with a centre island, Granite countertops with a raised eating bar, stainless steel appliances, stylish backsplash tiles, and a corner pantry. The Family Room with a gas fireplace and large windows and the good sized Dining room provides access to the Deck. A spacious Flex room near the entrance which can be used as a Den. Completing this level is a convenient Half bath with a Laundry room with storage space. Upstairs with a Large Bonus Room South exposure and bathed in natural light. The Master Bedroom offers great space, a 4 pc Ensuite and a walk-in closet. Two additional generously sized Bedrooms and a 4 pc Bath. The unfinished walkout Basement, with a bathroom rough-in, is ready for your personal touch, offering limitless potential! This house is located just a few minutes walk from playgrounds, transit, walking/biking trails, and close to schools, Beacon Hill Shopping Centre, Costco, Symons Valley Parkway Plaza, T&T, and Sage Hill Shopping Centre for all your daily needs. Convenient access to Stoney Trail, Beddington Trail, and Shaganappi Trail makes commuting a breeze. Come see this beautiful home today!