

109 Sherwood Way NW
Calgary, Alberta

MLS # A2250764

\$878,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY 23 AUGUST 1PM TO 3PM RARE OPPORTUNITY – BACKING ONTO GREENSPACE IN SHERWOOD- WITH IMMEDIATE POSSESSION! Lovingly maintained and smartly updated by the original owners, this 2-storey with WALKOUT basement offers 2,974 sq.ft. of total finished living space, 4 bedrooms, and 3.5 bathrooms. Homes in this sought-after location backing onto greenspace rarely come available! Inside, you’ll find fresh paint throughout, new vinyl plank flooring on the main level, new luxury vinyl tile in wet areas, brand-new carpet upstairs and basement, and new quartz counters, sinks, and taps in the kitchen and bathrooms. Other updates include a hot water tank (2019) and brand-new roof (March 2025). The bright, open-concept main floor features 9 ft. ceilings, a spacious living room with cozy gas fireplace, and a dining area with big windows overlooking the backyard, greenspace, and views beyond. Step out to your large deck with composite boards, aluminum/glass railings, BBQ gas line, and stairs down to the yard. The kitchen is a chef’s delight with quartz counters, wood cabinetry, professional-grade hood fan, corner windows, abundant storage, and a walkthrough pantry. A mudroom/laundry connects to the attached double garage, while the grand entry with vaulted ceilings and wood/metal railing makes a striking first impression. Upstairs, a sunlit family room with office nook offers flexible space. The primary suite features views over the greenspace, a walk-in closet, and a spa-inspired ensuite with quartz vanity, corner windows, jetted tub, separate shower, and private toilet. Two large bedrooms and a full bathroom complete this level, along with convenient linen storage. The walkout basement offers a bright and versatile recreation room — perfect for kids to play, teens to

game, or the whole family to gather — with doors leading to a covered patio and landscaped yard. You’ll also find a 4th bedroom, another full bathroom, and a tidy mechanical room with water softener. Enjoy a beautifully landscaped backyard with handy storage shed, backing directly onto greenspace with pathways and ponds — the ideal blend of privacy and nature. Located in the popular NW community of Sherwood, you’re close to shopping, transit, parks, and schools — and in the catchment area for Sir Winston Churchill High School. *** Book a viewing today and find out why this could be the smart move for you!