

108 Sherwood Gate NW
Calgary, Alberta

MLS # A2212812

\$875,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)

Inclusions: Basement washer / dryer, basement refrigerator

Welcome to this stunning WALK-OUT basement home with 6 bedrooms and 4.5 bathrooms in the sought-after community of Sherwood! Located right beside a large GREENSPACE area with a childrens park / playground, this 2-storey home is beautifully designed throughout. Step inside and you're greeted with gorgeous hardwood flooring and large windows - flooding the main level with an abundance of natural light. The stylish yet functional kitchen features a large central island, GRANITE countertops, plenty of cabinets and stainless steel appliances. With a spacious living room, a breakfast nook and a formal dining area, this home is perfect for entertaining friends and family! The main level deck is accessible right from the kitchen and offers lovely VIEWS of the greenspace / park area. There is also a generously sized office located on the main level - perfect for those working from home! Heading upstairs you'll appreciate the design details of the stylish metal railings and the hardwood flooring throughout. 4 bedrooms and 3 full bathrooms ensure plenty of living space for your family. The massive primary bedroom features a walk-in closet and a 5-pc ensuite bath with a walk-in shower, tub and dual sinks finished with granite countertops. The 2nd bedroom has it's own 4-pc ensuite bathroom. 2 additional bedrooms, a 4-pc bathroom, an UPSTAIRS LAUNDRY room and a family room complete this upper level. The fully finished WALK-OUT basement has 2 additional bedrooms, a 4-pc bathroom, a SEPARATE washer/dryer and an additional refrigerator making it possible to add a legal suite in the future - subject to City approvals. The low maintenance backyard with beautiful trees and shrubs is a great place to spend your summer evenings! Central AIR-CONDITIONING keeps you cool when needed! Addition UPGRADES include a BRAND

NEW ROOF (2025) and a BRAND NEW OVERSIZED 75 gal. hot water tank (2025). With over 3,100 sq ft of livable space and located within a short drive from the Creekside and Beacon Hill shopping complexes, and access to the rest of the city via Shaganppi and Stoney trail, this home is a must see! Call to book your private showing today.