



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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109 Sherwood Way NW  
Calgary, Alberta

MLS # A2250764



\$878,000

|             |                                                        |            |     |
|-------------|--------------------------------------------------------|------------|-----|
| 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 &ndash; 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&rsquo;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&rsquo;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 &mdash; perfect for kids to play, teens to

game, or the whole family to gather &mdash; with doors leading to a covered patio and landscaped yard. You&rsquo;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 &mdash; the ideal blend of privacy and nature. Located in the popular NW community of Sherwood, you&rsquo;re close to shopping, transit, parks, and schools &mdash; 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!