ROBERT HART MOORE GRASSROOTS REALTY GROUP

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77 Sherwood Row NW Calgary, Alberta

MLS # A2209778



\$439,000

Division:	Sherwood				
Type:	Residential/Five Plus				
Style:	3 (or more) Storey				
Size:	1,269 sq.ft.	Age:	2014 (11 yrs old)		
Beds:	2	Baths:	2 full / 1 half		
Garage:	Double Garage Attached, Insulated				
Lot Size:	0.02 Acre				
Lot Feat:	See Remarks				

Floors:Carpet, Ceramic Tile, HardwoodSewer:-Roof:Asphalt ShingleCondo Fee:\$ 303Basement:NoneLLD:-Exterior:Vinyl Siding, Wood FrameZoning:M-1Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: None LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: M-1	Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Exterior: Vinyl Siding, Wood Frame Zoning: M-1	Roof:	Asphalt Shingle	Condo Fee:	\$ 303
The state of the s	Basement:	None	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
	Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Welcome to this bright and spacious modern home locating in a quiet complex with almost 1300 sqf living space, The 9 foot ceilings open main floor plan is perfect for entertaining. Hardwood flooring in living and dining rooms, and kitchen with gorgeous quartz counter tops and stainless steel appliances. West facing deck connected to kitchen is great for sunset light. Both spacious bedrooms with full ensuite bathrooms and both with walk-in closets. Stacked washer and dryer upper floor in private closet. All upgrade LED lighting in bedrooms and bathrooms. Easy access to city transit and Stoney Trail. Great neighbours with nearby school, playground, parks and grocery stores (Costco, Walmart, H-Mart, T&T supermarket). Schedule your showing so don't miss out this amazing property.