

\$850,000 - 15 Sherwood Gate Nw, Calgary

MLS® #A2268663

\$850,000

3 Bedroom, 4.00 Bathroom, 2,353 sqft

Residential on 0.13 Acres

Sherwood, Calgary, Alberta

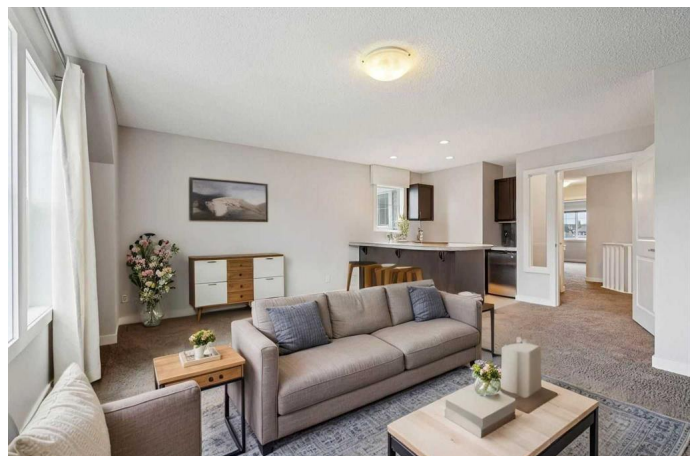
This Shane Homes "Leera" former show home in Sherwood backs directly onto a quiet ravine with pathway access and offers a rare combination of location, quality, and thoughtful upgrades. Lovingly maintained by the original owners, it features 2,352 sq. ft. RMS above grade and approximately 3,280 sq. ft. of developed living space, including a fully finished, permitted basement.

The main floor is bright and open with 9-foot ceilings, oversized windows, and a kitchen designed for cooking and gathering "quartz counters, an induction cooktop, premium stainless-steel appliances, and extra cabinetry. A front office with French doors and a double-sided fireplace provides a comfortable private workspace.

Upstairs, a spacious bonus room with built-in media cabinetry and a wet bar sits alongside a convenient laundry room. The primary suite includes a walk-in closet, a five-piece ensuite, and blackout blinds in all bedrooms.

The basement adds flexible space for a gym, theatre, or playroom, plus extra built-in storage. The south-facing backyard has been professionally landscaped and includes a stone patio, deck, remote-controlled awning, and upgraded lighting.

The insulated double garage is drywalled with built-in ceiling storage and is EV-ready.



Additional highlights include LED lighting throughout, a tankless hot-water system, a high-efficiency furnace, a roughed-in central vac, and a wired-in security system. Roof and siding were replaced in July 2025.

Minutes to Beacon Hill Shopping Centre (Costco, Home Depot, GoodLife Fitness) and Sage Hill Crossing (T&T Supermarket, Walmart), with easy access to parks, transit, and designated to Sir Winston Churchill High School.

Built in 2011

Essential Information

MLS® #	A2268663
Price	\$850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,353
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	15 Sherwood Gate Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0N6

Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Washer, Water Softener, Window Coverings, Bar Fridge, Induction Cooktop, Tankless Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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