

# \$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 |
|----------------|---|

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Plug-In |
| # 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        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Washer, Water Softener, Window Coverings, Tankless Water Heater                                            |
| Heating           | ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                |
| 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      | Post & Beam, Vinyl Siding                                                                                     |
| Foundation        | Poured Concrete                                                                                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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