

\$900,000 - 15 Sherwood Gate Nw, Calgary

MLS® #A2248612

\$900,000

3 Bedroom, 4.00 Bathroom, 2,353 sqft

Residential on 0.13 Acres

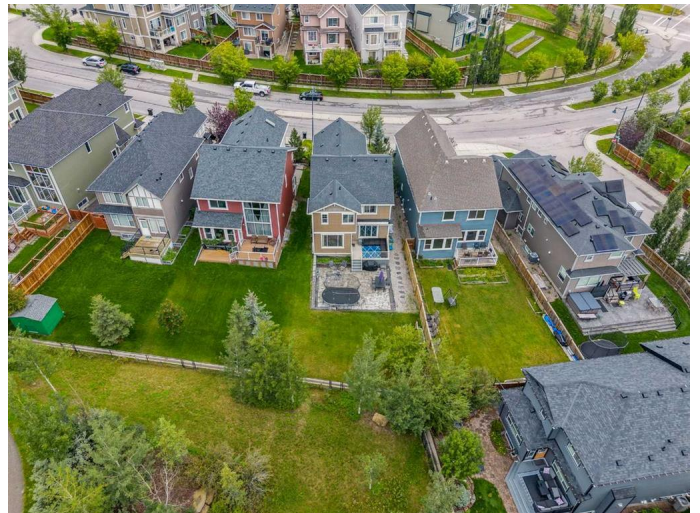
Sherwood, Calgary, Alberta

This former Shane Homes "Leera" show home in Sherwood backs directly onto a quiet ravine with pathway access and offers a rare combination of location, quality, and upgrades. Lovingly maintained by the original owners, it offers 2,352 sq ft RMS above grade and about 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 features a walk-in closet, 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, upgraded lighting, and irrigation system. 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, high-efficiency furnace, 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), plus parks, transit, and designated to Sir Winston Churchill High School.

Built in 2011

Essential Information

MLS® #	A2248612
Price	\$900,000
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	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized,

	Parking Pad
# of Garages	2

Interior

Interior Features	Bookcases, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Range Hood, Tankless Water Heater, Washer, Window Coverings
Heating	Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	16
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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