

\$879,900 - 15 Sherwood Gate Nw, Calgary

MLS® #A2248612

\$879,900

3 Bedroom, 4.00 Bathroom, 2,353 sqft
Residential on 0.13 Acres

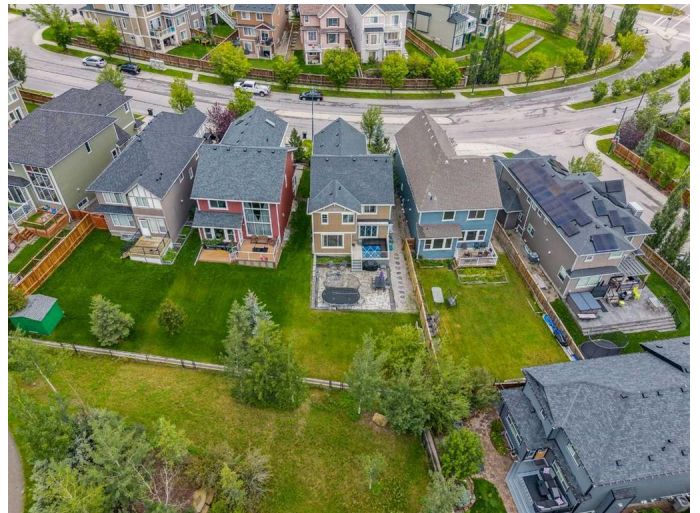
Sherwood, Calgary, Alberta

BACKING ONTO GREENSPACE - WITH IMMEDIATE POSSESSION! 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	\$879,900
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, Oversized, Parking Pad, 220 Volt Wiring
---------	--

# 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, Vinyl Windows, Wet Bar, Tankless Hot Water
-------------------	---

Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Range Hood, Washer, Window Coverings, Tankless Water Heater
------------	--

Heating	Natural Gas, ENERGY STAR Qualified Equipment
---------	--

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas, Living Room, Double Sided
------------	--------------------------------

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	28
----------------	----

Zoning	R-G
--------	-----

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.