

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

MLS® #A2248612

**\$879,900**

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

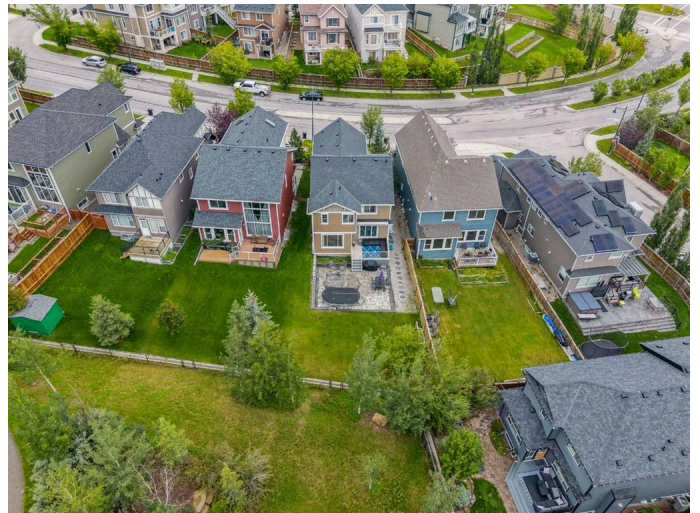
Sherwood, Calgary, Alberta

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 | 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, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Wet Bar, French Door |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

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

|         |             |
|---------|-------------|
| 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 | 35 |
|----------------|----|

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

## Listing Details

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

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