



GRASSROOTS
REALTY GROUP

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15 Sherwood Gate NW
Calgary, Alberta

MLS # A2248612



\$900,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Make an offer for anything left in the home.

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.