



**15 Sherwood Common NW
Calgary, Alberta**

MLS # A2328220



\$738,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: none

Welcome to 15 Sherwood Common NW, a beautifully updated home in the desirable northwest community of Sherwood. Thoughtfully designed for both everyday comfort and entertaining, the main floor offers a bright and functional layout with a formal dining area that can also serve as a convenient home office or flex space. The open-concept kitchen and living room create a warm and inviting gathering area, featuring ample cabinetry, generous counter space, and large windows that bring in plenty of natural light. Step outside to the sunny west-facing backyard, where a spacious deck provides the perfect setting for summer BBQs, relaxing evenings, and time with family and friends. Upstairs, an oversized bonus room with an impressive vaulted ceiling offers an excellent additional living space, ideal for a family lounge, playroom, or home theatre. The private primary bedroom is located at the rear of the home and features a four-piece ensuite with a corner jetted tub and separate shower. Two additional bedrooms are positioned at the front of the home and share a full bathroom, creating a practical and family-friendly upper-level layout. The fully developed basement adds even more usable living space and is well suited for a recreation area, home gym, hobby room, or additional family space. With a flexible layout, this lower level offers plenty of room to adapt to your needs. Ideally located with quick access to Stoney Trail, this home provides excellent connectivity throughout the city. You are just minutes from Beacon Hill Shopping Centre, including Costco, Home Depot, Canadian Tire, restaurants, and many everyday services. Nearby Sage Hill and Creekside shopping centres offer even more grocery, retail, and dining options. With walking paths, green spaces, schools, shopping, and major routes all nearby, this home offers a wonderful balance of comfort,

convenience, and community living. A fantastic opportunity to make Sherwood your next home.