

# \$795,000 - 15 Sherwood Common Nw, Calgary

MLS® #A2194392

**\$795,000**

4 Bedroom, 4.00 Bathroom, 2,075 sqft  
Residential on 0.12 Acres

Sherwood, Calgary, Alberta

Welcome to 15 Sherwood Common, a beautifully updated home in the desirable community of Sherwood! Designed for both comfort and functionality, the main floor features a formal dining area (which can also serve as a home office) that seamlessly flows into the open-concept kitchen and living room—perfect for entertaining. The kitchen boasts ample cabinetry and counter space, while large windows bring in plenty of natural light. Step outside to enjoy the sunny west-facing backyard, where a spacious deck invites you to relax and host summer BBQs.

Upstairs, an oversized bonus room with a stunning vaulted ceiling provides an additional living area, ideal for a home theatre, playroom, or family lounge. The private owner's suite is situated at the rear of the home, offering a tranquil retreat with a four-piece ensuite, including a corner jetted tub and separate shower. Two additional bedrooms at the front of the home share a full bathroom, making this layout ideal for families.

The fully developed basement adds even more living space, perfect for a recreation area, a home gym, or guest accommodations. With plenty of room to customize, this basement offers endless possibilities.

This home is ideally located with easy access to Stoney Trail, making commuting a breeze and providing seamless connectivity to the rest



of the city. Youâ€™ll love the convenience of being just minutes from major shopping destinations, including Beacon Hill Shopping Centre, which offers Costco, Home Depot, Canadian Tire, and an array of restaurants and services. The nearby Sage Hill and Creekside shopping centers provide even more retail, grocery, and dining options, ensuring that everything you need is within reach.

With walking paths, green spaces, and schools just steps away, this home perfectly blends comfort, convenience, and community living. Donâ€™t miss the opportunity to make this stunning property your new home!

Built in 2006

### **Essential Information**

MLS® #	A2194392
Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Sherwood Common Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3R 1P6

### **Amenities**

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features None  
Lot Description Other  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 12th, 2025  
Days on Market 51  
Zoning R-G

### **Listing Details**

Listing Office RE/MAX Landan Real Estate

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.