



**60 Sherwood Way NW
Calgary, Alberta**

MLS # A2281582



\$829,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: None

Welcome to 60 Sherwood Way NW! This is your opportunity to own a two-storey family home offering space, comfort, and timeless design in one of Calgary's most established and desirable northwest communities. Originally built in 2003 and previously a Waverley show home, this property reflects thoughtful layout and quality finishes throughout. Main floor features hardwood flooring, maple cabinetry, granite countertops, and a bright open-concept design that connects the kitchen, dining, and living areas seamlessly. A three-sided gas fireplace anchors the main living space, creating warmth and definition while remaining ideal for both everyday living and entertaining. The kitchen is functional and inviting, complete with a breakfast bar and a walk-through pantry that connects conveniently to the oversized double attached garage, making grocery days effortless. From the dining area, step through the French doors onto the rear deck overlooking a private, fully fenced backyard – a perfect setting for family gatherings, outdoor dining, or quiet evenings at home. Upstairs, the home offers three well-sized bedrooms, including an enormous primary retreat with a see-through fireplace into the ensuite, while the fully developed basement adds a fourth bedroom and additional living space, ideal for guests, a home office, or a growing family. With 3.5 bathrooms in total, the home is designed to accommodate busy households with ease. The oversized garage is a bonus, perfect for a workshop or storage for recreational gear! Located on a quiet street with quick access to parks, schools, shopping, major roadways, and just a few houses down to access the walking / bike path, 60 Sherwood Way NW delivers the balance of space, function, and long-term livability that families look for when moving up. Designated schools (according to CBE) include Ranchlands

School (K-6), H.D. Cartwright (7-9) and Sir Winston Churchill (10-12). Please note these are subject to change, so always check the info yourself. This home is thoughtfully designed with generous space in an amazing family-friendly neighbourhood (some TLC required but it's a blank slate to improve!) – book your private showing TODAY!