



**66 Sherwood Common NW
Calgary, Alberta**

MLS # A2293214



\$899,888

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Corner Lot, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautiful, bright, 2-storey walkout home with over 3000 square feet of finishing living space in the highly sought-after community of Sherwood. The bright main floor is filled with natural light and features a amazing living room with soaring two-storey windows and a breathtaking floor-to-ceiling stone fireplace. The thoughtfully designed layout also includes a formal dining room with elegant archways and columns, a home office with bay window, and a cozy dining nook with French doors leading to the backyard. The spacious kitchen is equipped with upgraded granite countertops, a centre island with raised eating bar, and all brand new premium appliances, making it ideal for family gatherings and entertaining. Upstairs you will find three generously sized bedrooms, a flexible bonus space, and a full bathroom. The large primary suite features a walk-in closet and a bright 5-piece ensuite with bay windows, a separate shower, and a classic clawfoot tub. The fully finished walkout basement includes a fourth bedroom, full bathroom, and a large entertainment/media room with a custom wet bar and granite counters, perfect for hosting family and friends. Upgrades include updated kitchen and bathroom counters, hardwood and tile flooring, air conditioning, all new appliances, and a new roof (2025). The fully landscaped and fenced backyard features a maintenance-free deck, creating a perfect outdoor space to relax or entertain. Ideally located close to top schools, scenic pathways and ravines, shopping, restaurants, golf courses, Costco, Canadian Tire, public transit, and with easy access to Stoney Trail and Calgary International Airport. A rare opportunity to own a beautiful walkout home in one of NW Calgary's most desirable family communities.