



**GRASSROOTS**  
REALTY GROUP

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## 15 Sherwood Common NW Calgary, Alberta

**MLS # A2194392**



# \$795,000

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,075 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Other		

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

**Inclusions:** Refrigerator and washer in the basement

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. You'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. Don't miss the

opportunity to make this stunning property your new home!