



# 15 Sherwood Gate Calgary Alberta

\$879,900

BACKING ONTO GREENSPACE - WITH IMMEDIATE POSSESSION! This former Shane Homes "Leera" show home in Sherwood backs directly onto a quiet ravine with pathway access and offers a rare combination of location, quality, and upgrades. Lovingly maintained by the original owners, it offers 2,352 sq ft RMS above grade and about 3,280 sq ft of developed living space, including a fully finished, permitted basement. The main floor is bright and open with 9-foot ceilings, oversized windows, and a kitchen designed for cooking and gathering -- quartz counters, an induction cooktop, premium stainless steel appliances, and extra cabinetry. A front office with French doors and a double-sided fireplace provides a comfortable, private workspace. Upstairs, a spacious bonus room with built-in media cabinetry and a wet bar sits alongside a convenient laundry room. The primary suite features a walk-in closet, five-piece ensuite, and blackout blinds in all bedrooms. The basement adds flexible space for a gym, theatre, or playroom, plus extra built-in storage. The south-facing backyard has been professionally landscaped and includes a stone patio, deck, remote-controlled awning, upgraded lighting, and irrigation system. The insulated double garage is drywalled with built-in ceiling storage and is EV-ready. Additional highlights include LED lighting throughout, a tankless hot water system, high-efficiency furnace, roughed-in central vac, and a wired-in security system. Roof and siding were replaced in July 2025. Minutes to Beacon Hill Shopping Centre (Costco, Home Depot, GoodLife Fitness) and Sage Hill Crossing (T&T Supermarket, Walmart), plus parks, transit, and designated to Sir Winston Churchill High School. (id:6769)

4pc Bathroom 9.92 Ft x 4.92 Ft  
5pc Bathroom 14.33 Ft x 11.17 Ft  
Bedroom 12.25 Ft x 9.75 Ft  
Bedroom 9.92 Ft x 10.92 Ft  
Family room 18.83 Ft x 20.83 Ft  
Laundry room 5.33 Ft x 8.50 Ft  
Primary Bedroom 15.17 Ft x 14.83 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft  
Recreational, Games room 25.75 Ft x 24.25 Ft  
Furnace 25.83 Ft x 10.08 Ft  
2pc Bathroom 6.67 Ft x 2.83 Ft  
Dining room 12.83 Ft x 9.67 Ft  
Kitchen 12.83 Ft x 14.67 Ft  
Living room 14.08 Ft x 17.83 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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Other 11.42 Ft x 5.33 Ft

Office 10.58 Ft x 12.17 Ft