

\$875,000 - 108 Sherwood Gate Nw, Calgary

MLS® #A2212812

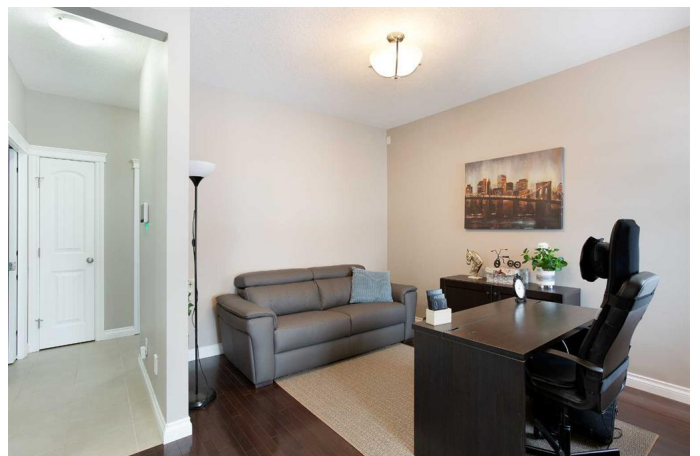
\$875,000

6 Bedroom, 5.00 Bathroom, 2,280 sqft

Residential on 0.11 Acres

Sherwood, Calgary, Alberta

Welcome to this stunning WALK-OUT basement home with 6 bedrooms and 4.5 bathrooms in the sought-after community of Sherwood! Located right beside a large GREENSPACE area with a childrens park / playground, this 2-storey home is beautifully designed throughout. Step inside and youâ€™re greeted with gorgeous hardwood flooring and large windows - flooding the main level with an abundance of natural light. The stylish yet functional kitchen features a large central island, GRANITE countertops, plenty of cabinets and stainless steel appliances. With a spacious living room, a breakfast nook and a formal dining area, this home is perfect for entertaining friends and family! The main level deck is accessible right from the kitchen and offers lovely VIEWS of the greenspace / park area. There is also a generously sized office located on the main level - perfect for those working from home! Heading upstairs youâ€™ll appreciate the design details of the stylish metal railings and the hardwood flooring throughout. 4 bedrooms and 3 full bathrooms ensure plenty of living space for your family. The massive primary bedroom features a walk-in closet and a 5-pc ensuite bath with a walk-in shower, tub and dual sinks finished with granite countertops. The 2nd bedroom has itâ€™s own 4-pc ensuite bathroom. 2 additional bedrooms, a 4-pc bathroom, an UPSTAIRS LAUNDRY room and a family room complete this upper level. The fully finished WALK-OUT basement has 2



additional bedrooms, a 4-pc bathroom, a SEPARATE washer/dryer and an additional refrigerator making it possible to add a legal suite in the future - subject to City approvals. The low maintenance backyard with beautiful trees and shrubs is a great place to spend your summer evenings! Central AIR-CONDITIONING keeps you cool when needed! Addition UPGRADES include a BRAND NEW ROOF (2025) and a BRAND NEW OVERSIZED 75 gal. hot water tank (2025). With over 3,100 sq ft of livable space and located within a short drive from the Creekside and Beacon Hill shopping complexes, and access to the rest of the city via Shaganppi and Stoney trail, this home is a must see! Call to book your private showing today.

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212812 |
| Price | \$875,000 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,280 |
| Acres | 0.11 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 108 Sherwood Gate Nw |
| Subdivision | Sherwood |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R0N9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 3 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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