

# \$895,000 - 108 Sherwood Gate Nw, Calgary

MLS® #A2206362

**\$895,000**

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 2014

### **Essential Information**

MLS® #	A2206362
Price	\$895,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,280
Acres	0.11
Year Built	2014
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	March 27th, 2025
Days on Market	8
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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