



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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15 Sherwood Gate NW  
Calgary, Alberta

MLS # A2268663



\$850,000

|             |                                                                                                                                                                                                                       |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                | Water:     | -   |
| Floors:     | Carpet, Tile                                                                                                                                                                                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                       | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                                                                                  | LLD:       | -   |
| Exterior:   | Post & Beam, Vinyl Siding                                                                                                                                                                                             | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                                                       | Utilities: | -   |
| Features:   | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |            |     |
| Inclusions: | N/A                                                                                                                                                                                                                   |            |     |

This Shane Homes “Leera” former show home in Sherwood backs directly onto a quiet ravine with pathway access and offers a rare combination of location, quality, and thoughtful upgrades. Lovingly maintained by the original owners, it features 2,352 sq. ft. RMS above grade and approximately 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 includes a walk-in closet, a 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, and upgraded lighting. 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, a high-efficiency furnace, a 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), with easy access to parks, transit, and designated to Sir Winston Churchill High School.