

**22 Sherwood Common NW**  
**Calgary, Alberta**

**MLS # A2213083**



**\$849,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,649 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to 22 Sherwood Common NW—a beautifully maintained 2,649 sq ft single-family home nestled in the prestigious and family-friendly community of Sherwood. As you step inside, you’re greeted by an elegant spiral staircase and soaring high ceilings in the formal living room, setting a sophisticated tone. The main floor offers a formal dining room perfect for gatherings, a functional den ideal for working from home, and a full 3-piece bathroom with a shower for added convenience. Flowing into the heart of the home, you’ll find a cozy family room with a gas fireplace, creating a warm ambiance. The well-appointed kitchen features stainless steel appliances, a central island, and a bright breakfast nook, perfect for family mornings. Upstairs, you’ll discover three generously sized bedrooms plus a spacious bonus room. The primary suite offers a relaxing retreat with double vanities, a dedicated make-up area, a soaker tub, and a separate shower. Two additional bedrooms and a full bathroom complete the upper level. Additional highlights include a fully fenced backyard, concrete side walkway, and a walk-out basement with large windows—flooded with natural light and offering excellent potential for future development. This home also falls within the catchment for the highly sought-after Sir Winston Churchill High School. With convenient access to Stoney Trail, Sarcee Trail, nearby amenities, parks, and shopping, this home is a perfect choice for families looking for both comfort and convenience.