

**22 Sherwood Cove NW**  
**Calgary, Alberta**

**MLS # A2310821**



**\$884,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,250 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	High Efficiency, 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	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Basement suite: refrigerator, gas stove, dishwasher, microwave hoodfan, washer/dryer, A/C

Welcome to this spacious and beautifully maintained two-storey home located on a quiet cul-de-sac in the highly desirable community of Sherwood NW. Offering over 3,088 sq. ft. of total developed living space on a large lot, this property combines space, functionality, and exceptional value with a fully developed LEGAL basement suite &mdash; making it an ideal opportunity for both families and investors. From the moment you enter, you are welcomed by an impressive open-to-below foyer with soaring ceilings that create a bright and airy first impression. The main floor offers expansive living spaces designed for both everyday family living and entertaining. The timeless solid wood kitchen is equipped with granite countertops, ample cabinetry, and newer appliances, while the thoughtful layout seamlessly connects the kitchen to the main living areas. The home also features two separate dining spaces, including a formal dining room for hosting gatherings and a bright breakfast nook for casual everyday meals. Recent updates throughout the home include fresh paint, newer appliances, a newer roof, a newer rear deck, and central air conditioning for added year-round comfort. Upstairs, you&rsquo;ll find four spacious bedrooms, including an impressive primary retreat featuring vaulted ceilings and ample space for a full bedroom suite along with additional sitting or workspace options. The upper level offers excellent functionality for larger families. One of the standout features of this home is the fully developed LEGAL basement suite, completed in 2026, offering two additional bedrooms, a separate living space, and outstanding mortgage helper potential. Whether you&rsquo;re looking to generate rental income, accommodate extended family, or create additional flexibility for multi-generational living, this professionally developed legal suite adds tremendous long-term value and

versatility to the property. Outside, the large backyard provides plenty of room to enjoy, while the extended driveway and double attached garage offer ample parking and everyday convenience. Located just steps from a K&ndash;9 school and close to Beacon Hill Shopping Centre, parks, public transit, and quick access to Stoney Trail, this move-in ready home offers a rare combination of size, location, functionality, and income potential in one of Northwest Calgary&rsquo;s most sought-after communities.