

108 Sherwood Common NW
Calgary, Alberta

MLS # A2319890



\$825,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Sherwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,365 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---------------------------------|-------------------|-----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

Welcome to this exceptional 2-storey walkout home in the highly sought-after community of Sherwood NW, offering 2364.5 sq.ft. of above-grade living space, a fully legal 2-bedroom basement suite, and a thoughtfully designed layout ideal for families, multi-generational living, or investors. The main floor features 9-foot ceilings, large windows, and a bright open-concept design that enhances both space and natural light. The well-appointed kitchen showcases granite countertops, ample cabinetry, and a large island, seamlessly connecting to the dining and living areas—perfect for everyday living and entertaining. A dedicated main-floor den provides excellent flexibility for a home office, study, or guest space. Upstairs, you will find four generously sized bedrooms plus a spacious bonus room, offering additional living space for relaxation, media, or family activities. The primary suite includes a walk-in closet and a private ensuite, while the remaining bedrooms provide comfort and functionality for a growing family. The fully developed walkout basement features a legal 2-bedroom suite with a private entrance and full bathroom, creating exceptional flexibility for rental income, extended family living, or a valuable mortgage helper. Enjoy the landscaped east-facing backyard, ideal for morning sunlight and comfortable summer afternoons. A double attached garage adds convenience and ample storage. Located close to parks, pathways, schools, shopping, public transit, and major commuter routes, this home combines space, comfort, and strong investment potential in one of Northwest Calgary’s most desirable family communities. Rarely does a home of this size and versatility come to market, featuring over 2,300 sq.ft. above grade, 4 bedrooms upstairs, a bonus room, main-floor den, granite kitchen finishes, 9-foot ceilings, and a legal walkout suite. Don’t miss

this outstanding opportunity—book your private showing today.