

**60 Sherwood Way NW  
Calgary, Alberta**

**MLS # A2281582**



**\$868,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Kitchen Island

**Inclusions:** None

Welcome to 60 Sherwood Way NW! This is your opportunity to own a two-storey family home offering space, comfort, and timeless design in one of Calgary's most established and desirable northwest communities. Originally built in 2003 and previously a Waverley show home, this property reflects thoughtful layout and quality finishes throughout. Main floor features hardwood flooring, maple cabinetry, granite countertops, and a bright open-concept design that connects the kitchen, dining, and living areas seamlessly. A three-sided gas fireplace anchors the main living space, creating warmth and definition while remaining ideal for both everyday living and entertaining. The kitchen is functional and inviting, complete with a breakfast bar and a walk-through pantry that connects conveniently to the oversized double attached garage, making grocery days effortless. From the dining area, step through the French doors onto the rear deck overlooking a private, fully fenced backyard – a perfect setting for family gatherings, outdoor dining, or quiet evenings at home. Upstairs, the home offers three well-sized bedrooms, including a enormous primary retreat with a see-through fireplace into the ensuite, while the fully developed basement adds a fourth bedroom and additional living space, ideal for guests, a home office, or a growing family. With 3.5 bathrooms in total, the home is designed to accommodate busy households with ease. The oversized garage is a bonus, perfect for a workshop or storage for recreational gear! Located on a quiet street with quick access to parks, schools, shopping, major roadways, and just a few houses down to access the walking / bike path, 60 Sherwood Way NW delivers the balance of space, function, and long-term livability that families look for when moving up. Designated schools (according to CBE) include Ranchlands

School (K-6), H.D. Cartwright (7-9) and Sir Winston Churchill (10-12). Please note these are subject to change, so always check the info yourself. This home is thoughtfully designed with generous space in an amazing family-friendly neighbourhood (some TLC required but it's a blank slate to improve!) – book your private showing TODAY!