

# \$925,000 - 116 Sherwood Crescent Nw, Calgary

MLS® #A2252144

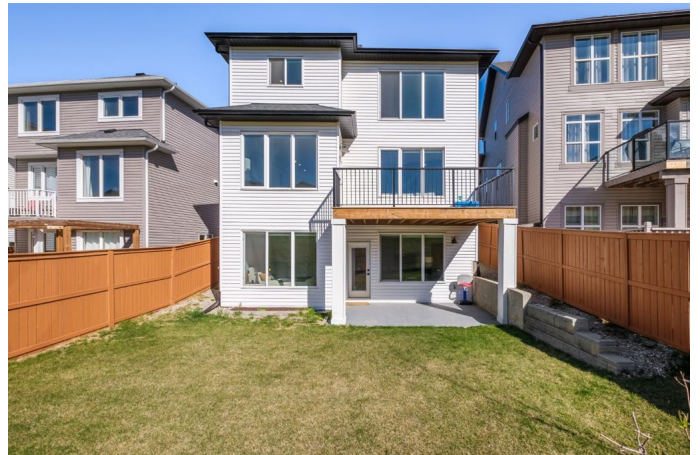
## \$925,000

5 Bedroom, 4.00 Bathroom, 2,413 sqft  
Residential on 0.10 Acres

Sherwood, Calgary, Alberta

**\*\* OPEN HOUSE SATURDAY 1:00pm - 4:00pm & SUNDAY 1:00pm - 3:00pm \*\***

Completely rebuilt in 2023, this extraordinary walkout home in the heart of Sherwood blends modern design, timeless craftsmanship, and everyday comfort. Perfectly positioned to face lush green space and a serene walking path, it offers the rare balance of privacy and connection. With over 3,452 square feet of living space on a 4,200+ square foot lot, this home welcomes you with soaring nine-foot ceilings on every level - even the basement - and a bright, open-concept layout filled with natural light. The main floor features luxury vinyl plank flooring, quartz countertops, stainless steel appliances, a gas stove, an oversized walk-in pantry, and a spacious dining area that flows seamlessly to a south-facing deck with a gas BBQ line overlooking the private backyard. A sunlit living room with a gas fireplace and custom cabinetry creates a warm centerpiece, while a versatile office with French doors offers the option of a main-floor bedroom. Upstairs, three oversized bedrooms include a serene primary retreat with a five-piece ensuite, a soaker tub, separate shower, and an expansive custom walk-in closet. A bright south-east facing bonus room adds flexibility and could easily be transitioned into a fourth upper-floor bedroom, while a shared four-piece bathroom completes the level. The fully developed walkout basement extends your living space with a large recreational room, two massive



bedrooms, a four-piece bathroom, and a lower patio perfect for gatherings or quiet evenings. With a roomy double garage, brand new air conditioner, custom Lakeview Blinds installed throughout, eight years of warranty remaining, and a location just minutes from schools, shopping, parks, and major roadways, this Sherwood property offers not only a home, but a lifestyle - modern, spacious, and connected to nature.

Built in 2023

**Essential Information**

MLS® #	A2252144
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,413
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	116 Sherwood Crescent Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive

# of Garages 2

## Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Beach, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 28th, 2025

Days on Market 1

Zoning R-G

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.