

# \$818,800 - 131 Sherwood Bay Nw, Calgary

MLS® #A2264962

**\$818,800**

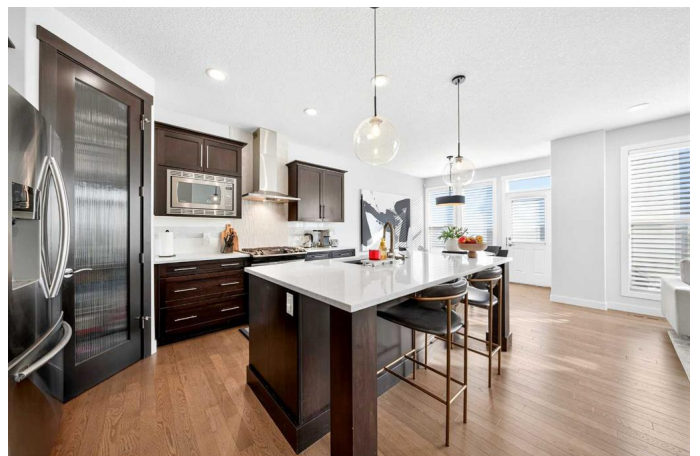
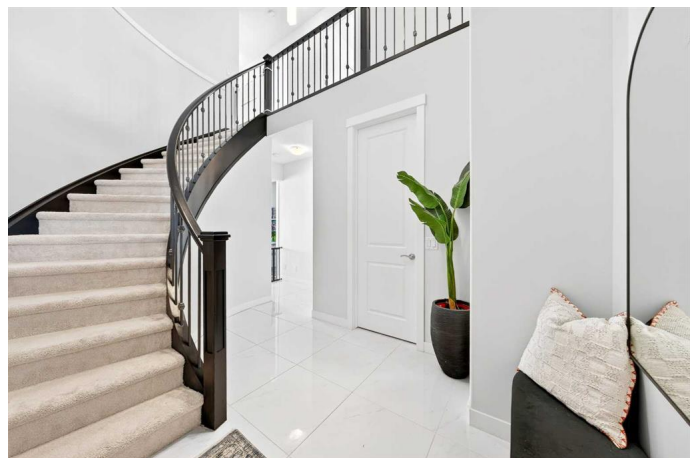
4 Bedroom, 4.00 Bathroom, 2,167 sqft

Residential on 0.17 Acres

Sherwood, Calgary, Alberta

Modern Family Living in a Quiet Cul-de-Sac | Over 2,800 SqFt Developed Space | Located in Sherwood, nestled on a spacious 7,200 sq. ft. pie-shaped lot in a quiet cul-de-sac, this meticulously maintained and Upgraded home shows 10/10 like a showhome and offers 3+1 bedrooms, a bonus room, 3.5 baths, and a fully finished basement – providing over 2,800 sq. ft. of developed living space above grade. Pride of ownership is evident throughout this beautiful modern home.

A grand 2-storey foyer with large ceramic tile flooring welcomes you, leading to 9-ft ceilings and rich hardwood flooring throughout the main level. At the heart of the home, the gourmet Kitchen features a central island, quartz countertops, stainless steel appliances including a gas stove and chimney hood fan, and a pantry. The east-facing Living room is bright and inviting, anchored by a gas fireplace with a beautiful stone accent wall, while oversized windows with custom sheer shades fill the space with natural light without compromising privacy. The Dining room opens to a full-width deck with gas hookup, with stairs descending to the expansive East-facing backyard. This level also includes a well-sized Den with French sliding doors, a mudroom with built-in cabinets and bench, and a powder room. 9 foot ceiling and 8 foot doors on the Main floor to give you the open and airy feel. Enjoy central air conditioning for year-round



comfort in every room of the home.

Ascending the curved staircase, youâ€™ll find a bright and spacious Bonus room â€“ perfect for family movie nights, hobbies, or casual gatherings. The East-facing Primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite with double vanity, soaker tub, and tiled standing shower. Two additional well-sized Bedrooms, a full bath, and a convenient upper-level laundry room complete this level.

The fully finished basement features a spacious Recreation room, an open Den, and a Bedroom. An office with double barn doors and a window offers potential as a fourth bedroom, and the level also includes a full bath for convenience. Step outside to the fully fenced and landscaped massive East-facing pie-shaped lot, with a staircase leading back up to the deck, perfect for entertaining or relaxing.

Located close to schools, shopping including Beacon Hill Shopping Centre with Costco and H-Mart, with easy access to T&T, as well as major roads including Shaganappi Trail and Stoney Trail, this home is also in the highly regarded Sir Winston Churchill High School zone â€“ making it an ideal family choice. With its spacious above-grade living, versatile bonus room, fully finished basement, and expansive pie-shaped lot, this home offers the perfect balance of elegance, comfort, and functional space for family life, entertaining, and creating lasting memories.

Built in 2013

**Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2264962  |
| Price  | \$818,800 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,167       |
| Acres          | 0.17        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 131 Sherwood Bay Nw |
| Subdivision | Sherwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0N7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line                           |
| Lot Description   | Back Yard, Landscaped, Pie Shaped Lot  |
| Roof              | Asphalt Shingle                        |
| Construction      | Mixed, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 19                 |
| Zoning         | R-G                |

### **Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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